

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

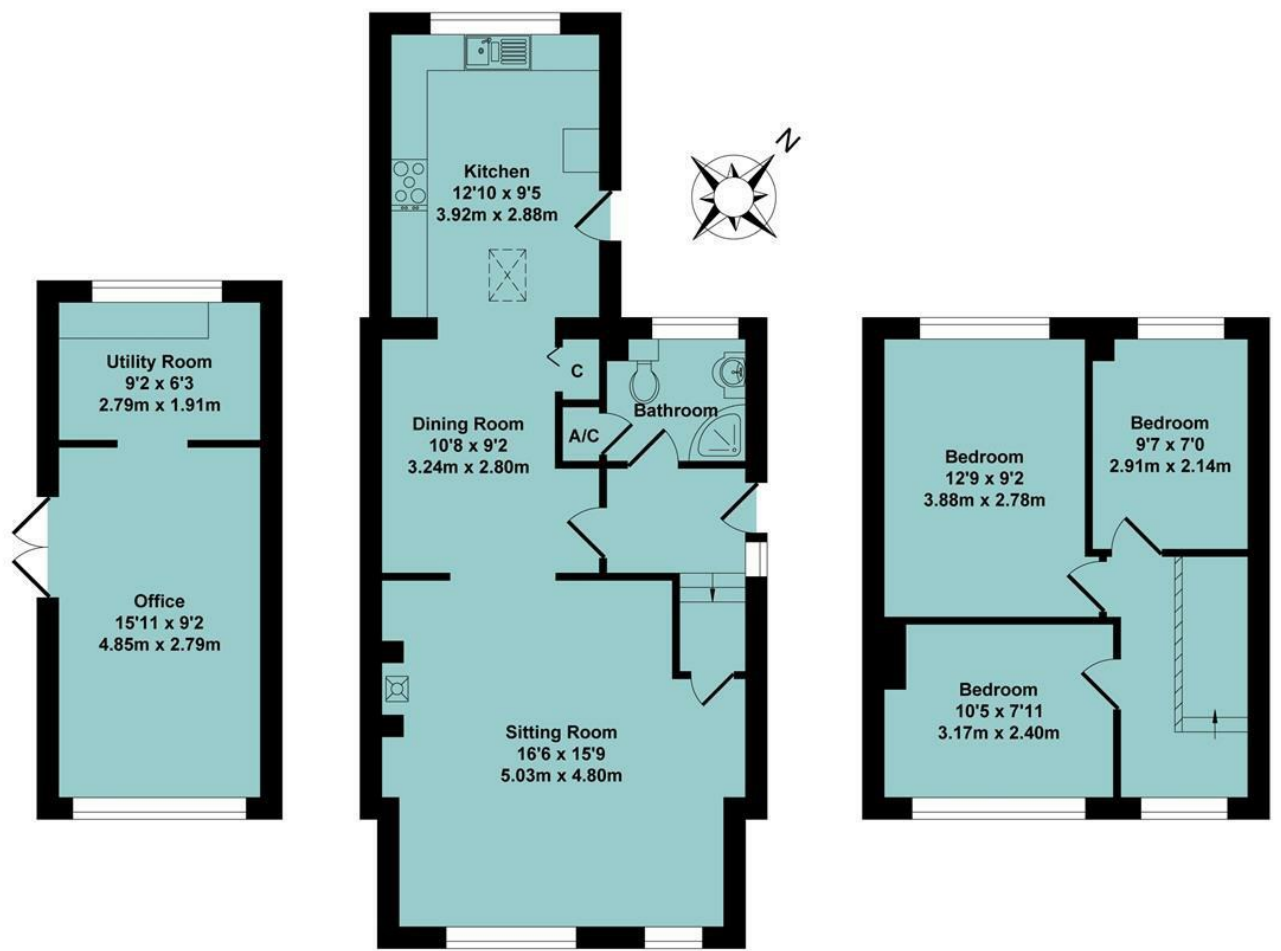
Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

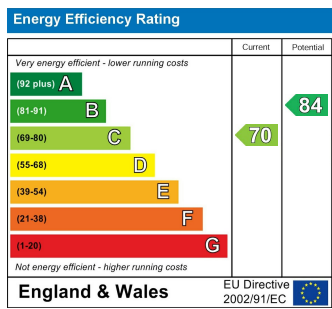
Outbuilding
Approx. Floor Area 206 Sq.Ft. (19.10 Sq.M.)

Ground Floor
Approx. Floor Area 561 Sq.Ft. (52.10 Sq.M.)

First Floor
Approx. Floor Area 343 Sq.Ft. (31.90 Sq.M.)



Total Approx. Floor Area 1110 Sq.Ft. (103.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



10 Brantwood Rise
Banbury



10 Brantwood Rise, Banbury, Oxfordshire, OX16 9NH

Approximate distances

Banbury town centre 0.8 miles
Junction 11 (M40 motorway) 3 miles
Banbury railway station 1.5 miles
Oxford 25 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

AN EXTENDED THREE BEDROOM FAMILY HOME PRESENTED IN A HIGH STANDARD THROUGHOUT IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance hall, dining room, lounge, kitchen, downstairs shower room, three bedrooms, converted garden office/utility, rear garden and off road parking for several vehicles. Energy rating C.

£357,500 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into the Broughton Road and at the roundabout turn left into Queensway. Turn right across the carriageway at the first opportunity and Brantwood Rise will be found as a turning on the left and the property will be found after a short distance on the right. A "For Sale" board has been erected for ease of identification.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Entrance hall with stairs to first floor, tiled floor, radiator, door to dining room, door to bathroom.
- * Dining room open to the kitchen and lounge having laminate hardwood flooring, two storage cupboards.
- * Very spacious lounge with two windows to front and wood burning stove.
- * Kitchen with tiled floor, a range of base and eye level units, range cooker with five ring hob and extractor over, space for dishwasher, space for fridge freezer, boiler, window to rear. velux roof light, door to garden.
- * Downstairs bathroom accessed off the hallway having part tiled walls, laminate flooring, corner shower cubicle, WC and wash hand basin, window to rear.
- * Landing with hatch to loft.
- * Three bedrooms on the first floor.

* Low maintenance rear garden mostly laid to patio with split level astroturf grassed areas.

* Garage converted to an office/utility having plumbing for washing machine and space for tumble dryer.

* To the front there is parking on the driveway for several vehicles.

Local Authority
Cherwell District Council. Council tax band C.

Viewing
Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C
A copy of the full Energy Performance Certificate is available on request.

Services
All mains services are connected. The boiler is located in the kitchen.

