

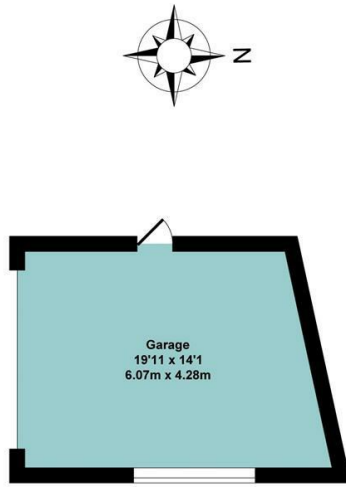
**Agents Note**

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.

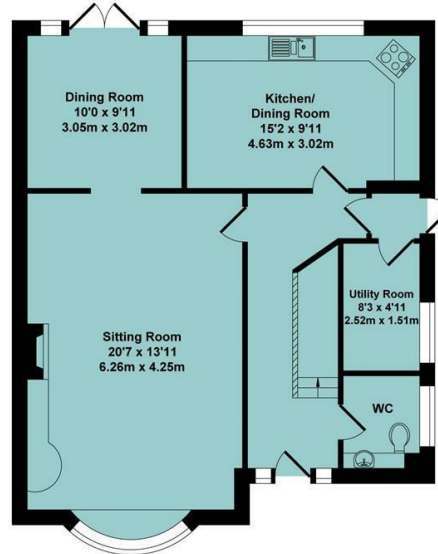
**Referral fees**

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.

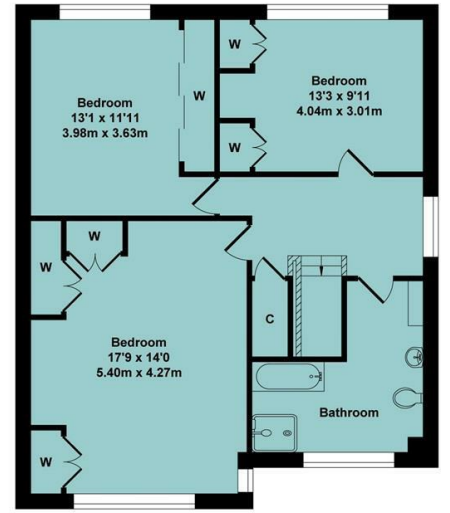
**Garage**  
Approx. Floor Area 258 Sq.Ft. (24.0 Sq.M.)



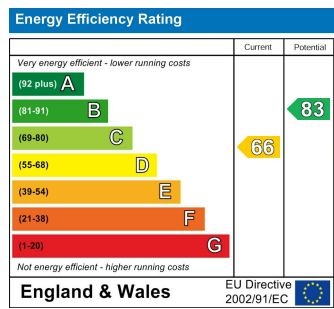
**Ground Floor**  
Approx. Floor Area 761 Sq.Ft. (70.70 Sq.M.)



**First Floor**  
Approx. Floor Area 750 Sq.Ft. (69.70 Sq.M.)



**Total Approx. Floor Area 1769 Sq.Ft. (164.40 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.



15 Trinity Close  
Banbury



**15 Trinity Close, Banbury, Oxfordshire,  
OX16 0UA**

Approximate distances  
 Banbury town centre 2 miles  
 Banbury railway station 2.5 miles  
 Junction 11 (M40 motorway) 3 miles  
 Leamington Spa 19 miles  
 Stratford upon Avon 19 miles  
 Oxford 25 miles

**A THREE DOUBLE BEDROOM DETACHED FAMILY HOME  
 NESTLED IN A CUL-DE-SAC LOCATION CLOSE TO LOCAL  
 SCHOOLS AND AMENITIES**

**Entrance hall, sitting room, dining room, kitchen,  
 utility room, downstairs WC, three double  
 bedrooms, bathroom, driveway, rear garden,  
 detached garage. Energy rating D.**

**£420,000 FREEHOLD**



**Directions**

From Banbury town centre proceed along the Warwick Road (B4100). Turn left opposite The Barley Mow pub at the traffic lights into Stratford Road (A422). After a short distance turn left opposite North Oxfordshire Academy into Bretch Hill and take the first turning on the left into Trinity Close and then first left again and the property will be found at the end of the road on the left hand side.

**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:

- \* A spacious three bedroom family home of Bradstone construction.
- \* Will require some modernising and updating.
- \* Garage and driveway.
- \* Close to local schools and amenities.
- \* Spacious entrance hall with stairs to first floor.
- \* Large sitting room with bay window to front, arch to spacious dining area with doors opening to rear garden.
- \* Kitchen comprising a range of base and eye level units, space for dishwasher, space for undercounter fridge freezer, integrated oven and hob, window overlooking the rear garden.
- \* Separate utility room with space and plumbing for washing machine, sink unit.
- \* Downstairs WC, wash hand basin, built-in cupboard, window to side.

- \* Spacious landing with window to side and access to storage cupboard and attic.
- \* Large master bedroom with windows to front and side, built-in wardrobes.
- \* Second bedroom with built-in wardrobes and window to rear.
- \* Third bedroom with built-in wardrobes and window to rear.
- \* Large bathroom fitted with a suite comprising bath and shower cubicle, wash hand basin, WC and window to front.
- \* The rear garden comprises a patio and lawned areas, space to side. Shed. Gated access to the front driveway and door to garage.
- \* Larger than average garage which benefits from light and power, driveway to front with space for two/three cars.

All mains services are connected. The gas fired boiler is located in the utility room.

**Local Authority**

Cherwell District Council. Council tax band E.

**Viewing**

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

**Energy rating: D**

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