

Agents Note

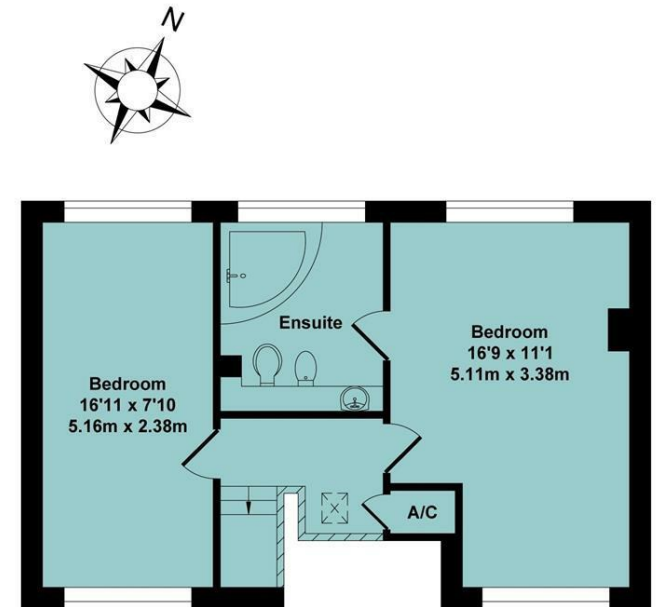
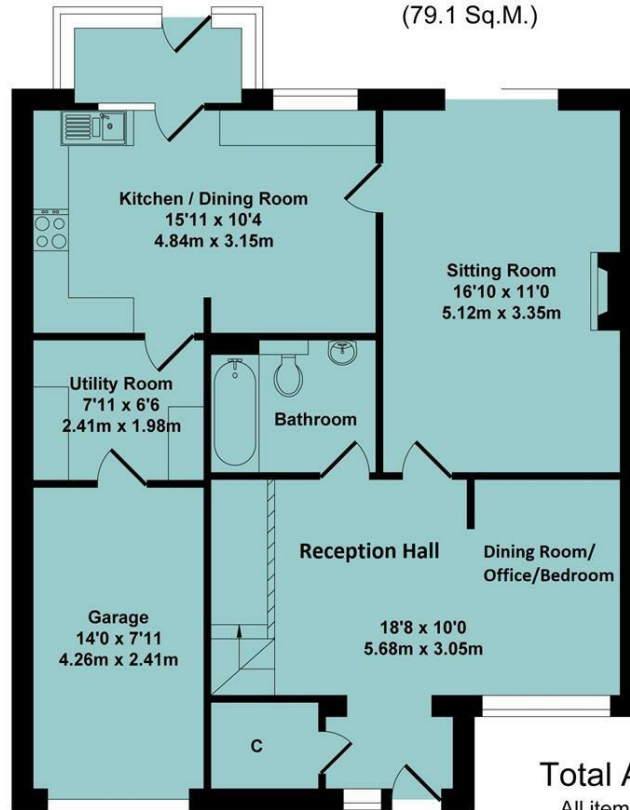
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.

Ground Floor
Approx. Floor
Area 851 Sq.Ft.
(79.1 Sq.M.)

First Floor
Approx. Floor
Area 436 Sq.Ft.
(40.5 Sq.M.)



Total Approx. Floor Area 1287 Sq.Ft. (119.60 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 51 | 82 |
| England & Wales | | EU Directive 2002/91/EC |

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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.



53 Wood End
Banbury



53 Wood End, Banbury, Oxfordshire, OX16 9SU

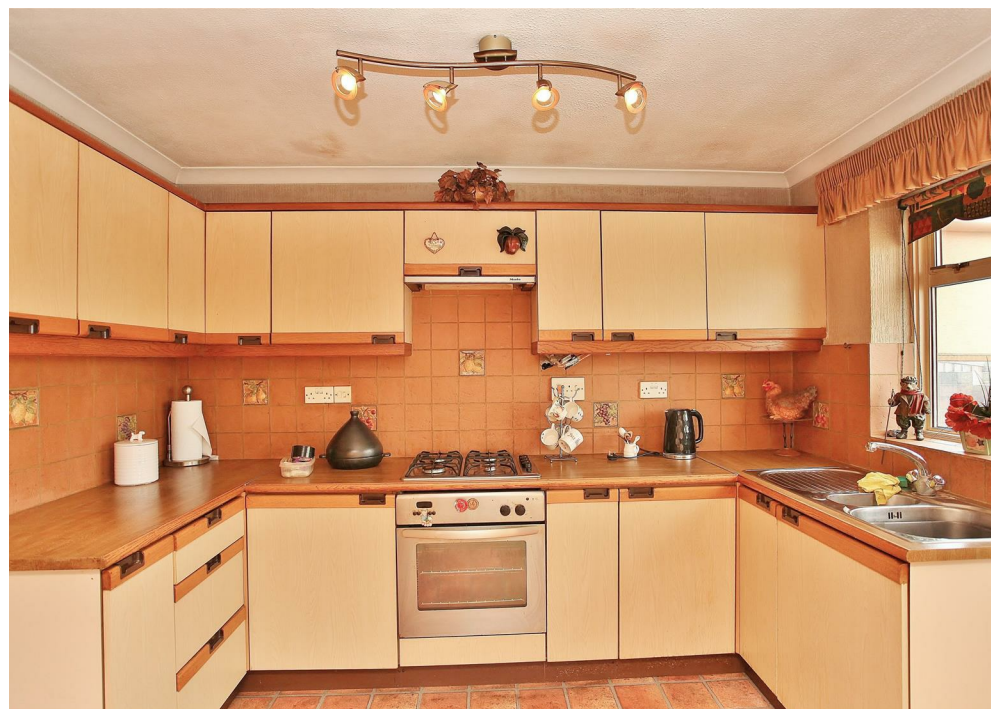
Approximate distances

Banbury town centre 1.2 miles
 Junction 11 (M40 motorway) 2.25 miles
 Banbury railway station (rear access) 0.8 miles
 Oxford 21 miles
 Stratford upon Avon 22 miles
 Leamington Spa 21 miles
 Banbury to London Marylebone by rail approx. 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 19 mins

A GREATLY EXTENDED 2/3 BEDROOM SEMI DETACHED CHALET BUNGALOW LOCATED IN A NO THROUGH ROAD ON THE HIGHLY SOUGHT AFTER CHERWELL HEIGHTS DEVELOPMENT ON THE SOUTH SIDE OF BANBURY WITHIN WALKING DISTANCE OF SCHOOLS, SHOPS, SUPERMARKETS, TOWN CENTRE AND RAILWAY STATION

Porch, large reception hall and galleried landing, sitting room, kitchen/dining room, utility, separate dining room/office (formerly third bedroom), bathroom, large main bedroom with en-suite bathroom, second double bedroom, gas ch via rads, uPVC double glazing, garage, terraced rear garden. Energy rating E.

£310,000 FREEHOLD



Directions

From Banbury town centre proceed via George Street turning right at the traffic lights into Windsor Street leading to Upper Windsor Street and at the next traffic lights turn left into Swan Close Road and having passed Morrison's turn left again into Bankside. Wood End will be found as the fifth turning on the right and the property will be found on the right 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 brick built semi detached chalet bungalow located in a no through road forming part of the ever popular Cherwell Heights development on the south side of Banbury.

* Originally constructed we believe circa 1970 the property has been extended at ground and first floor levels to provide larger than average accommodation for this property type and offers flexible accommodation.

* An exceptionally good first impression is made by the large reception hall with galleried landing over from which there is open access to a dining room/office or playroom which was originally the third bedroom separate from the hall which could be re-instated if preferred.

* Sitting room fitted with a coal effect gas fire and back boiler, sliding double glazed patio doors opening to the rear garden.

* Extended kitchen/dining room with a range of units incorporating a built-in oven, gas hob and extractor, window to rear, door to the rear porch and further door to the rear garden.

* Utility with plumbing for washing machine, space for fridge/freezer, space for tumble dryer, personal door to the garage.

* Ground floor bathroom fitted with a coloured suite comprising panelled bath, wash hand basin and WC, window.

* Large main double bedroom with extensive built-in wardrobes, double aspect with windows to front and rear, door to en-suite bathroom fitted with a white suite comprising corner bath with shower over and fully tiled surround, semi recessed wash hand basin, WC, bidet, window, radiator/heated towel rail.

* Second double bedroom also a double aspect room with windows to front and rear.

* To the front a small driveway and frontage leads to the up and over door which in turn opens to the single garage which has power and light connected and a personal door to the utility area.

* There is side access via footpath from where a gate opens to the terraced rear garden which is of a good size and includes a paved patio with steps down to a larger patio area with small central pond with flower and shrub borders with steps leading down to a lawned area,

Services

All mains services are connected. The gas fired back boiler is behind the fire in the sitting room.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: E

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