

Agents Note

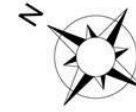
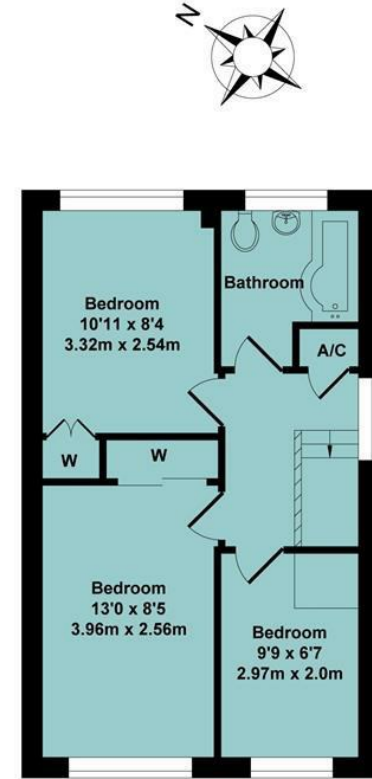
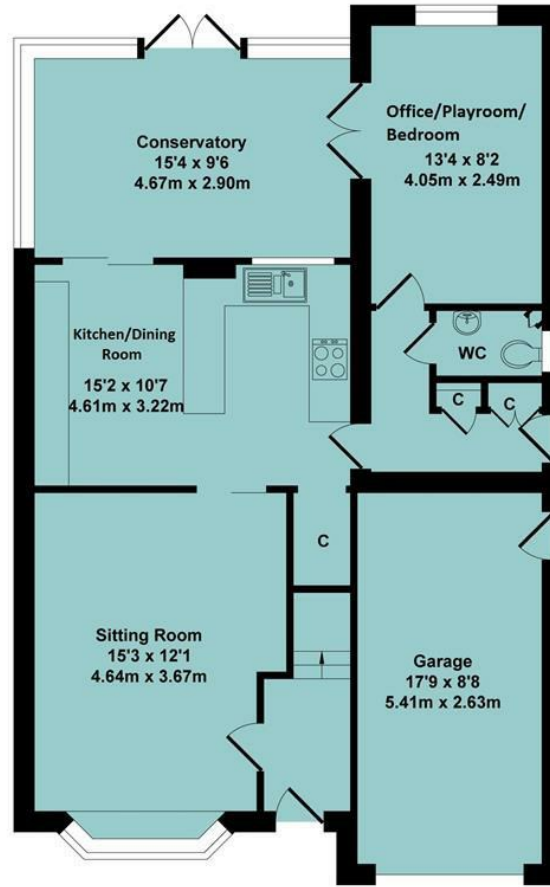
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 915 Sq.Ft.
 (85.0 Sq.M.)

First Floor
 Approx. Floor Area 394 Sq.Ft.
 (36.60 Sq.M.)



Total Approx. Floor Area 1309 Sq.Ft. (121.60 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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



30 Chatsworth Drive
Banbury



30 Chatsworth Drive, Banbury, Oxfordshire, OX16 9TS

Approximate distances
Banbury town centre 1.25 miles
Banbury railway station (rear access) 1 mile
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Oxford 23 miles

A VERY WELL PRESENTED DETACHED HOUSE IN THE HIGHLY SOUGHT AFTER CHERWELL HEIGHTS AREA ON THE SOUTH SIDE OF TOWN WITH GREATLY EXTENDED GROUND FLOOR ACCOMMODATION OFFERING SPACIOUS FLEXIBLE ROOMS

Hall, WC, sitting room, inner hall, large conservatory, office/playroom or bedroom, kitchen/dining room, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, driveway for two cars, garage, generous level rear garden. Energy rating D. No upward chain.

£415,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Continue past the hospital and Sainsbury's and bear left where signposted to Cherwell Heights just before the flyover. At the roundabout turn left onto Bankside and then take the first turning left again into Chatsworth Drive. The property will be found after approximately 300 metres on the right hand side and can be recognised by our "For Sale" board.

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.

CHERWELL HEIGHTS is a very well regarded development on the south side of the town with amenities which include a Co-op convenience store, opticians, fish and chip shop, Chinese takeaway, a public house/restaurant and two primary schools. There is a regular bus service to and from the town centre.

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 beautifully presented detached house with a range of smart modern fittings and newly fitted carpets.
- * Greatly extended ground floor accommodation including a large conservatory and an office/family room which could also be another double bedroom if required.
- * Occupying a generous level plot with gardens to front and rear including off road parking on the driveway at the front for two vehicles and a garage beyond.
- * Chatsworth Drive forms part of the ever popular and highly sought after Cherwell Heights development on the south side of Banbury and is within walking distance of the daily amenities which includes primary schools. Easy access is also afforded to the railway station via a rear pedestrian/cycle path.
- * Ground floor cloakroom with a white suite comprising WC, wash hand basin, window and ceramic tiled floor.
- * Sitting room with bay window to front, engineered oak floor, sliding door to the kitchen.
- * Modern re-fitted kitchen/dining room with a range of pale grey gloss units incorporating a built-in double oven, ceramic hob, granite work surfaces and integrated drainer, boiling water tap, plumbing for washing machine and dishwasher, space for fridge/freezer, USB

phone charger points, sliding double glazed patio doors to the conservatory.

* Large conservatory with electric underfloor heating, ceramic tiled floor, French doors opening to the rear garden, USB phone charger points, French doors to the office/family room.

* Office/family room or double bedroom with window to rear.

* Main double bedroom with window to front and built-in double wardrobe with sliding mirrored doors.

* Second double bedroom with window to rear and built-in wardrobe.

* Third single bedroom with window to front.

* Bathroom fitted with a modern white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, ceramic tiled floor, window.

* Attractive well maintained gardens of good proportions to front and rear. The rear garden comprises of lawn with borders, a patio, further seating area, shed. A personal door from the gated side access opens to the garage which has an electric roller door at the front, power and light connected and the wall mounted gas fired boiler.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

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.

