

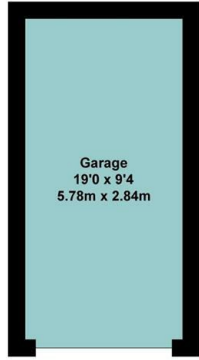
Agents Note

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.

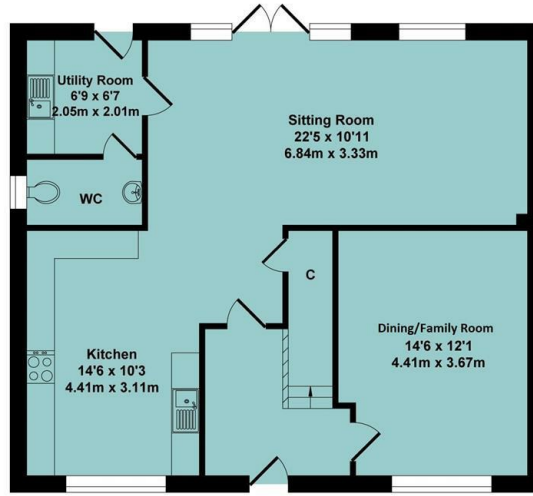
Referral fees

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.

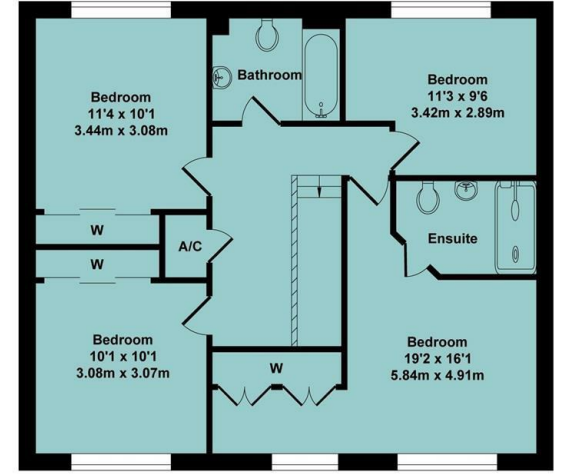
Garage
Approx. Floor Area 177 Sq.Ft. (16.40 Sq.M.)



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



First Floor
Approx. Floor Area 761 Sq.Ft. (70.70 Sq.M.)



Total Approx. Floor Area 1699 Sq.Ft. (157.80 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	85
(81-91) B			
(69-80) C			
(55-68) D			
(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.



7 Anstee Close
Banbury



7 Anstee Close, Banbury, Oxfordshire, OX16 9ZW

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 3.3 miles
Chipping Norton 12 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles

A VERY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH ENSUITE TO MASTER LOCATED ON THE POPULAR REDROW DEVELOPMENT

Entrance hall, sitting room, kitchen, family/dining area, utility room, cloakroom, four bedrooms, ensuite to master, family bathroom, parking on the driveway, garage. Energy rating B.

£540,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road and continue until Ford Crescent is found as a turning on the left. Continue along this road and at the end take a left into Anstee Close and the property will be found as the third 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 very well presented detached four bedroom home constructed by popular Redrow Homes.

* This beautiful house has an ideal layout for modern living including a spacious family/dining room opening to the rear garden and separate sitting room.

* Spacious entrance hall with Porcelanosa flooring.

* Copy sitting room with window to front.

* Modern kitchen comprising of a range of wall and base mounted units. Integrated appliances include double oven, fridge freezer and dishwasher.

* Beautiful open plan family/dining room ideal for modern day living. Window and patio doors opening to the rear garden.

* Utility room with in-built sink, space and plumbing for washing machine and tumble dryer, door to cloakroom.

* Cloakroom comprising WC and wash hand basin, window.

* Spacious first floor landing with hatch to loft and airing cupboard.

* Spacious master bedroom with two windows to front, built-in wardrobes and door to ensuite.

* Ensuite comprising shower cubicle with tiled surround, WC and wash hand basin, extractor fan, tiled flooring.

* The second bedroom is also a double with window to rear and built-in wardrobes.

* Two further double bedrooms both having built-in wardrobes.

* Family bathroom comprising WC, wash hand basin, bath with shower over, window and tiled floor.

* Larger than average rear garden which is mostly laid to lawn with gate to driveway. The driveway has space for three cars and leads to the garage which has light and power connected.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

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

Energy rating: B

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