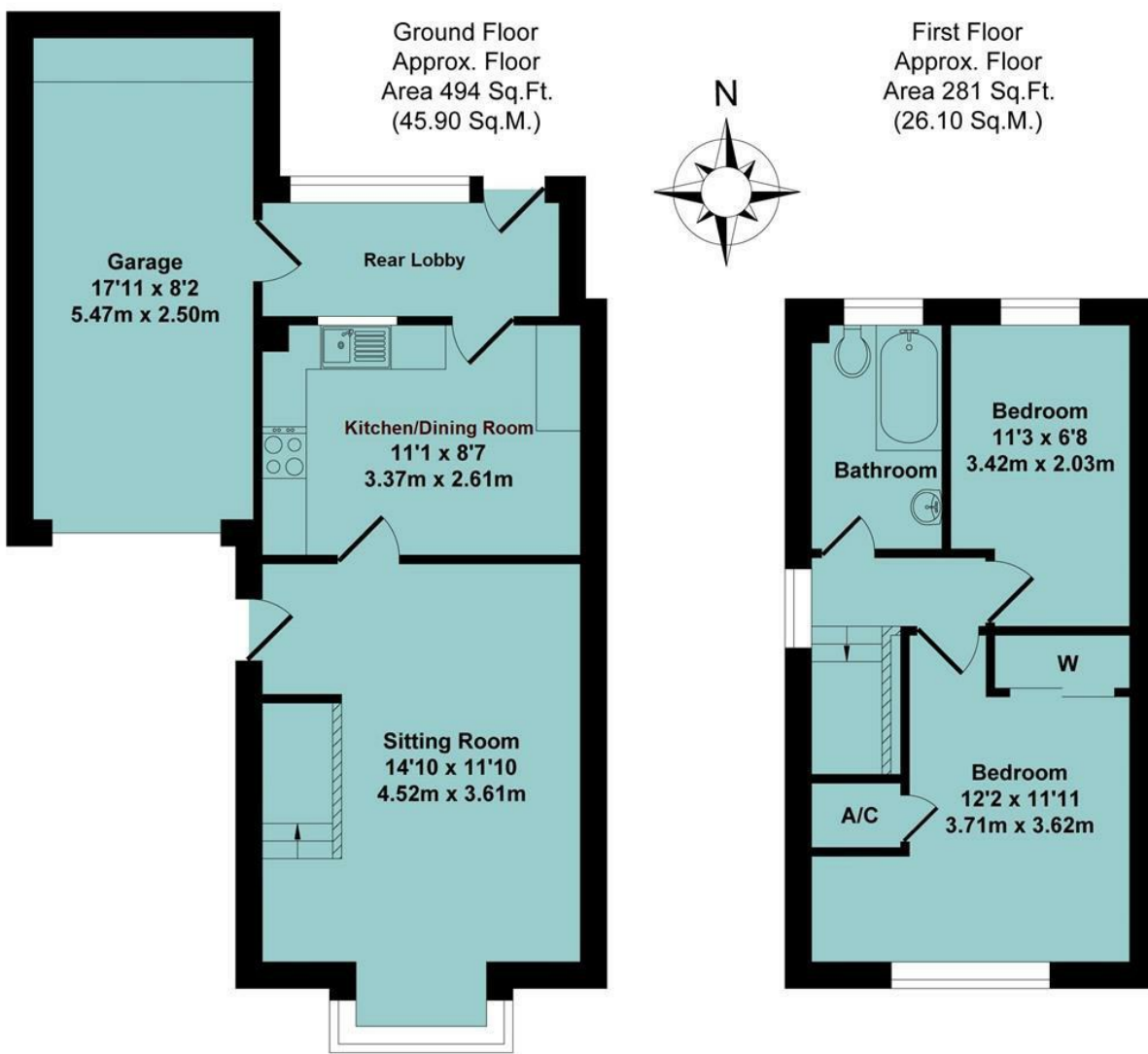


Agents Note

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



21 Beaulieu Close
Banbury



21 Beaulieu Close, Banbury, Oxfordshire, OX16 4FG

Approximate distances

Banbury town centre 1.25 miles
 Banbury railway station 1 mile
 Junction 11 (M40 motorway) 0.75 miles
 Oxford 23 miles
 Stratford upon Avon 21 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

A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE TUCKED AWAY IN A NO THROUGH ROAD CONVENIENTLY LOCATED FOR M40, RAILWAY STATION AND AN EXCELLENT RANGE OF LOCAL AMENITIES. NO UPWARD CHAIN.

Spacious sitting room, kitchen/dining room, rear lobby/garden room, two bedrooms, bathroom, modern fittings, gas ch via rads, uPVC double glazing, driveway parking, garage, shed/workshop, rear garden. Energy rating D.

£250,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Travel towards the outskirts of the town and having passed Tesco Express on the left hand side continue straight on at the traffic lights to the roundabout. Turn right into Ermont Way and continue to the next roundabout. Turn right into Overthorpe Road and then take the next turning right into Westminster Way. Beaulieu Close will be found as the first turning on the left and follow this around to the left and the property will be found by following the numbering system and is tucked away in a small cul-de-sac on the left hand side.

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 modern brick built semi-detached house linked by the garage to a neighbouring property which is tucked away in an enclave forming part of larger no through road in a popular residential area of new Grimsbury, Banbury.

* It is conveniently located within walking distance of the railway station and local amenities. Easy access is afforded to junction 11 of the M40 motorway.

* The well presented accommodation has been the subject of recent re-decoration and is complemented by modern fittings.

* There is a single garage which is larger than average and provides utility space with plumbing and space for appliances at the back as well as light and power connected. It is linked to the house by a rear lobby/garden room and has an up and over door to the front. In addition to this there is a timber shed/workshop with power and light connected in the rear garden. In front of the garage there is a driveway providing an off road parking space

* The ground floor accommodation includes a spacious living room with window to front and an open plan kitchen/dining room with cream

gloss modern units incorporating a built in oven, gas hob and extractor, plumbing for dishwasher, work surfaces, space for table and chairs, window to rear, ceramic tiled floor and wall mounted gas fired boiler.

* Landing with hatch to loft, window and doors to the two bedrooms and bathroom.

* Main double bedroom with large window to front, built in airing cupboard and built in wardrobe.

* Second bedroom with window to rear.

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

* No upward chain.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band 'B'

Viewing

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

Energy rating:

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