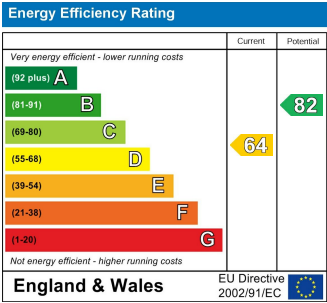


Agents Note

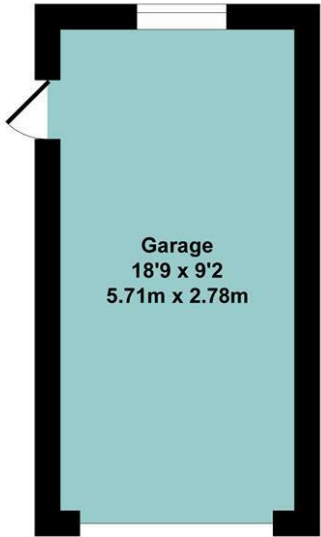
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

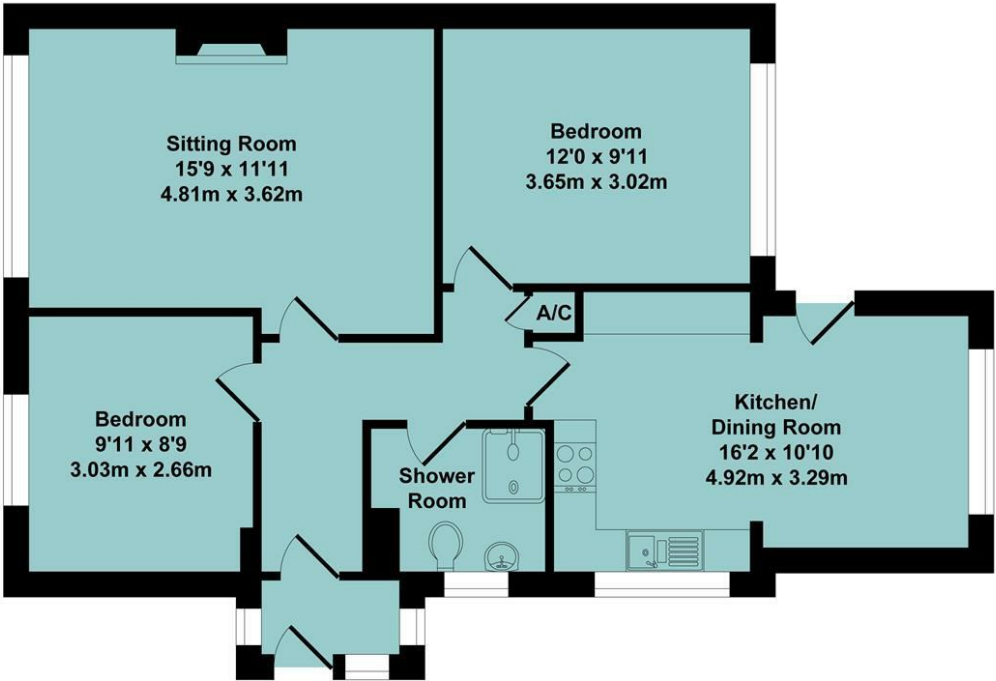
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 171 Sq.Ft.  
(15.90 Sq.M.)



Ground Floor  
Approx. Floor  
Area 688 Sq.Ft.  
(63.90 Sq.M.)



Total Approx. Floor Area 859 Sq.Ft. (79.80 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



1 Jaynes Close  
Banbury





1 Jaynes Close, Banbury, Oxfordshire,  
OX16 9ES

Approximate distances  
Banbury town centre 1.2 miles  
Horton Hospital 0.75 miles  
Sainsbury's supermarket 0.5 miles  
Bannatyne's Fitness & Health centre 0.75 miles  
Banbury railway station (rear access) 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 22 miles  
Bicester 14 miles  
Chipping Norton 13 miles  
Leamington Spa 22 miles

A WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW OCCUPYING AN ATTRACTIVE LEVEL CORNER PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA ON THE SOUTH SIDE OF BANBURY YARDS FROM THE SALTWAY BRIDLE PATH AND ADJOINING COUNTRYSIDE

Hall, sitting room, open plan extended kitchen/dining room, two bedrooms, shower room, gas ch via rads, garage and generous off road parking, modest rear garden. Energy rating D.

£318,500 FREEHOLD



Directions

From Banbury town centre proceed along the Oxford Road (A4260). Having passed Sainsbury's take the first turning right after the traffic lights into Grange Road and continue until Timms Road is found on the left. From Timms Road take the first turning right into Elmscote Road and at the T-junction turn left. Jaynes Close will be found after a short distance on the right hand side and the property will be found as the first on the left 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.

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 bungalow originally constructed by local builders Timms Homes circa 1965.

\* Located in a sought after residential area on the south side of Banbury yards from the Saltway bridle path giving access via footpaths to miles of country walks.

\* Facilities including the Post Office in Horton View, Sainsbury's supermarket and Horton Hospital are all within walking distance.

\* The bungalow occupies a level corner plot with lawned gardens to front and side and a modest paved rear garden.

\* The accommodation is well presented with smart décor and a range of modern fittings.

\* Extended accommodation to include an open plan kitchen/dining room which has been refitted with a range of medium oak units incorporating built-in oven, gas hob and extractor, plumbing for washing machine, space for fridge, window to side, part glazed door to the side, space for table and chairs, wall mounted Baxi gas fired boiler installed circa 2021.

\* Hall with hatch to loft and door to built-in airing cupboard housing the hot water cylinder.

\* Sitting room with large window to front, fireplace with fitted coal effect electric fire.

\* Main double bedroom with large window to rear.

\* Second large single/small double bedroom, window to front.

\* Shower room fitted with a modern white suite comprising fully tiled shower cubicle, wash hand basin and WC, window, ceramic tiled floor, heated towel rail.

\* Gas central heating via radiators and uPVC double glazing.

\* Lawned garden to front and side with borders, driveway providing off road parking space for at least two vehicles beyond which there is a single garage with light and power connected and a personal door to the rear garden.

\* A side gate opens to the rear garden which as mentioned above is paved and modest in size.

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

Local Authority  
Cherwell District Council. Council tax band C.

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.