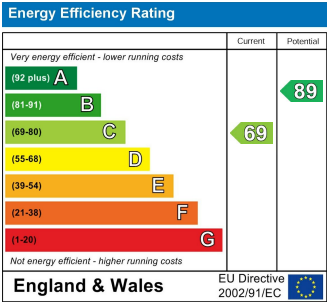


Agents Note

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

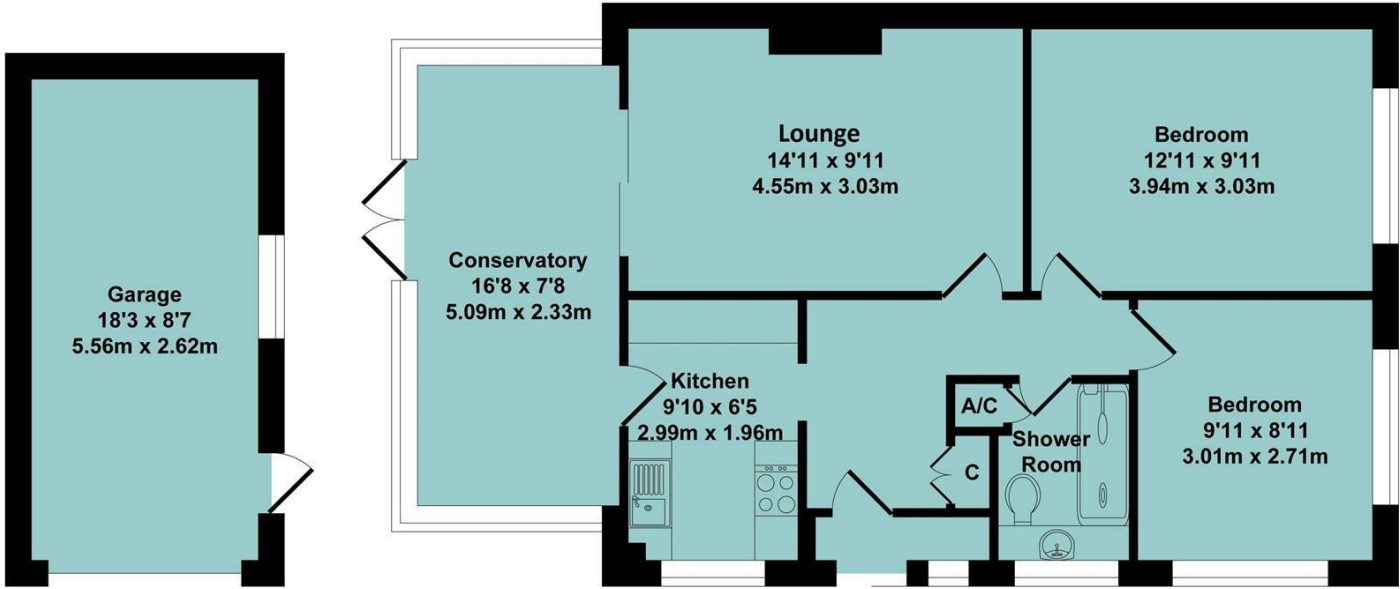
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 157 Sq.Ft.
(14.60 Sq.M.)



Ground Floor
Approx. Floor
Area 701 Sq.Ft.
(65.10 Sq.M.)



Total Approx. Floor Area 858 Sq.Ft. (79.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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 Osterley Grove
Banbury



1 Osterley Grove, Banbury, Oxfordshire,
OX16 9LR

Approximate distances
Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.5 miles
Oxford 20 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

A TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW LOCATED ON A GENEROUS CORNER PLOT WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND BENEFITTING FROM A GARAGE AND OFF ROAD PARKING

Entrance porch, entrance hall, lounge, kitchen, conservatory, shower room, two double bedrooms, front and rear gardens, garage and driveway. Energy rating C.

Offers in Excess Of £270,000 FREEHOLD



Directions

From Banbury Cross proceed in a westerly direction along West Bar Street. After approximately 0.2 miles take the left hand turning into Beargarden Road followed by an immediate right hand turn into Kingsway. Take the second left into Wesley Drive and after a short distance take the first right into Osterley Grove. The property will be found immediately 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.

- * Entrance porch leading into entrance hall.
- * Entrance hall with small storage cupboard, doors to all rooms, hatch to loft.
- * Kitchen fitted with a range of base and eye level units, under counter integrated fridge, under counter integrated freezer, space and plumbing for washing machine, space for oven, extractor, window to side, door to conservatory.
- * Lounge accessed from the hallway with patio doors to conservatory, electric fire fitted with an ornamental surround.
- * Bedroom one is a large double with window to front.
- * Bedroom two is a small double with windows to front and side.
- * Bathroom fitted with a white suite comprising a double walk-in shower, WC and wash hand basin with vanity unit, window to side, access to airing cupboard.
- * Conservatory having tiled floor and fitted blinds, patio doors to lounge, door to kitchen, double doors to garden.

- * The rear garden is mostly laid to lawn with a patio area, a path leads to the garage which has a personal door to the garden, up and over door to the front, light and power.
- * To the front there is a large corner plot frontage which is enclosed by hedging and bushes. Gravelled area which could be used for seating or converted into more parking.
- * Off road parking for at least one car in front of the garage.

Services

All mains services are connected. The 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: C

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