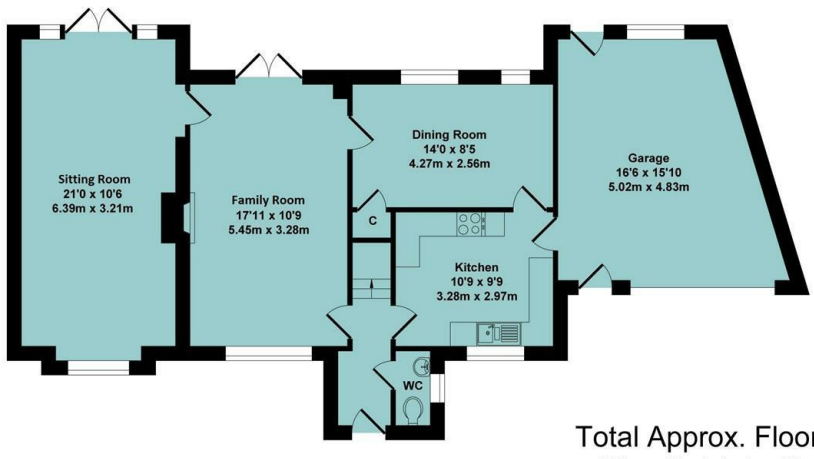
Agents Note

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.

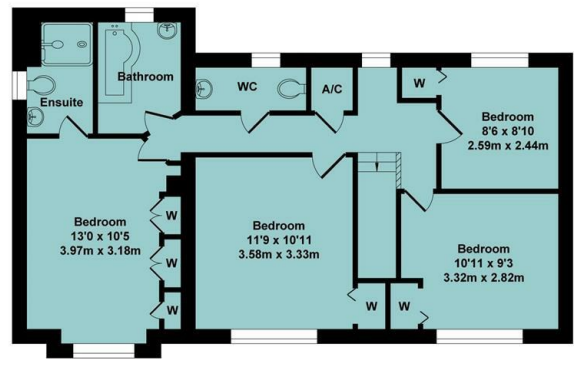
Referral fees

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 946 Sq.Ft.
(87.90 Sq.M.)



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



Total Approx. Floor Area 1634 Sq.Ft. (151.80 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 Bentley Close
Banbury

Anker

1 Bentley Close, Banbury, Oxfordshire, OX16 1PB

Approximate distances
Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 23 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A SPACIOUS WELL PRESENTED EXTENDED FOUR BEDROOM LINK DETACHED HOUSE WITH THREE RECEPTION ROOMS AND TWO BATHROOMS LOCATED IN A SMALL TUCKED AWAY CUL-DE-SAC

Hall, WC, sitting room, dining room, family room, kitchen, main bedroom with ensuite shower room, three further bedrooms, uPVC double glazing, large single garage, gas central heating via radiators, uPVC double glazing, large single garage, off road parking, garden to rear, no upward chain. Energy rating C.

£465,000 FREEHOLD

Directions

From Banbury town centre proceed along the Warwick Road (B4100). Opposite the arcade of shops turn right into Ruscote Avenue and then first left into Sinclair Avenue. Follow the road to the top and at the T-junction turn left onto Austin Drive and at the next T-junction turn left again onto Riley Drive and Bentley Close will be found as the second turning on the left. The property is 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 spacious link detached modern house which has been extended to provide spacious accommodation.

* An ideal family home with four bedrooms and three reception rooms.

* Located in a small tucked away cul-de-sac on the northwestern side of Banbury.

* This practical home is ideal for families being within walking distance of schools for all ages.

* Flexible accommodation which would suit home workers.

* Ground floor cloakroom with a white suite.

* Kitchen with a range of base and eye level modern wood effect units with fitted cooker with extractor hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, ceramic tiled floor, window to front, personal door to garage.

* Double aspect sitting room with window to front and French doors to the rear garden, laminate wood effect floor.

* Dining room with two windows to the rear garden and separate family room with brushed stone fireplace, window to front, French doors opening to the rear garden.

* Spacious ensuite shower room with a white suite off the main bedroom.

* Two further double bedrooms and a generous single.

* Family bathroom with a white suite including panelled bath with shower over and fully tiled surround, wash hand basin and heated towel rail, window, ceramic tiled floor.

* uPVC double glazing, gas central heating via radiators, new fascias and guttering in 2023.

* Driveway providing off road parking for two vehicles beyond which an up and over door opens to the garage which is wider than average including a covered side passage, power and light connected, door and window to rear, boarded loft, fitted shelving.

* Gated side access leads via a path to the rear garden where there is a paved patio, deck with pergola over, lawn with a shrub bed, metal garden tool store, outside lighting.

Services

All mains services are connected. The wall mounted condensing gas fired boiler is located in the airing cupboard off the landing and was installed approximately 2 years ago.

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.