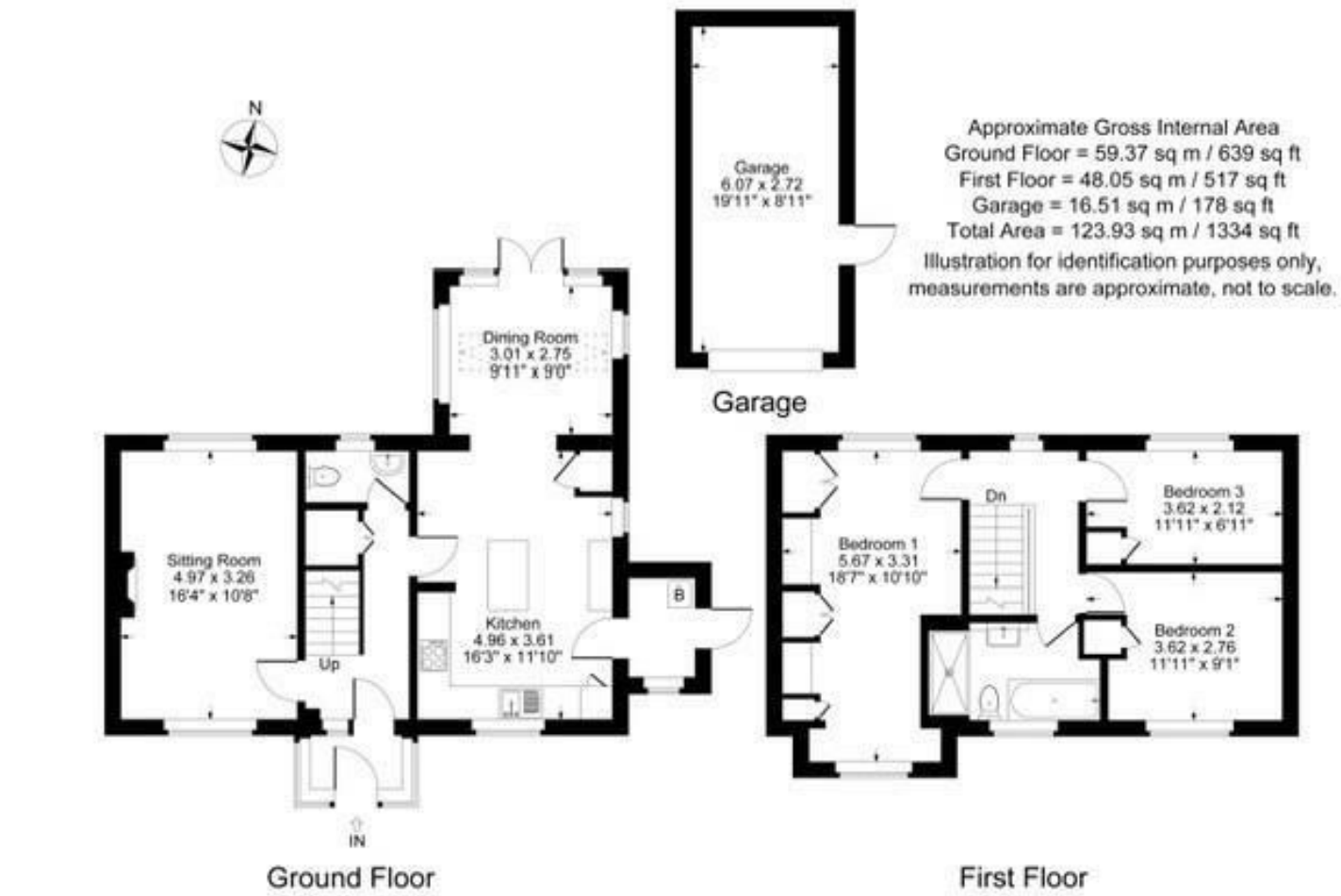
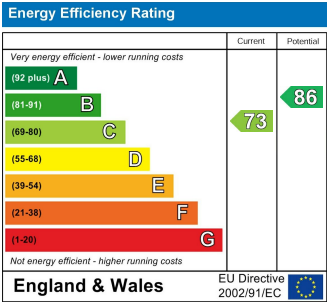


Agents Note

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.



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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.



43 Foscote Rise
Banbury



43 Foscote Rise, Banbury, Oxfordshire,
OX16 9XS

Approximate distances
Banbury town centre 0.5 miles
Banbury train station 0.25 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

AN IMMACULATELY PRESENTED AND WELL MAINTAINED EXTENDED THREE BEDROOM DETACHED HOUSE, SET ON A SPACIOUS CORNER PLOT. IDEALLY LOCATED NEAR THE TOWN CENTRE AND TRAIN STATION, IT ALSO FEATURES A GARAGE AND AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES

Entrance porch, entrance hall, sitting room, kitchen/dining room, utility/boot room, downstairs WC, three bedrooms, family bathroom, garage, rear gardens, driveway parking to front. Energy rating C.

£465,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and Foscote Rise will be found as the second turning on the right. Continue down the hill following the numbering system to a cul-de-sac on the left and the property will be found in the far left hand corner.

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:

- * Entrance porch leading to entrance hall.
- * Entrance hall with tiled floor, doors to sitting room, kitchen/dining room, downstairs WC, understairs storage and stairs to first floor.
- * The sitting room is dual aspect with windows to front and rear, fitted electric fireplace with ornamental surround (the fireplace is functional and could house a log burner if required).
- * Downstairs cloakroom fitted with a white WC and vanity wash hand basin, window to rear.
- * Kitchen/dining room refitted in 2020 comprising a range of Farrow & Ball French grey coloured base and eye level units with a white quartz worktop over, inset sink, integrated under counter fridge and freezer, integrated dishwasher, double oven and five ring electric hob with extractor over, kitchen island with built-in storage underneath, window seat with storage under, space for sofa, door to utility/boot room, stairs up to the dining area. In the dining area there are two velux windows, French doors to gardens, windows to both sides and space for table and chairs.
- * Utility/boot room with space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted boiler, door to garden.
- * First floor landing with window to rear and hatch to loft.

- * The master bedroom is dual aspect with windows to front and rear, built-in wardrobes and storage, dressing area.
- * Bedroom two is a double with window to front, airing cupboard housing the hot water tank and storage.
- * Bedroom three is a large single/small double with window to rear and a built-in wardrobe.
- * Family bathroom fitted with a white suite comprising bath, WC and wash hand basin and vanity unit, separate walk-in double shower cubicle, window to front, part tiled walls,
- * Outside there is a well maintained, split level mature rear garden with a range of mature trees, bushes and shrubs. Large garden shed. Small decked area to the side, paved pathway leading to the garage. Gated side access to both sides.
- * Larger than average single garage with a fitted workbench at the back. Light and power connected. Electric roller door to front, personal door to side.
- * Off road parking on the driveway to the front.

Services

All mains services are connected. The boiler is located in the utility.

Local Authority

Cherwell District Council. Council tax band D.

Energy rating: C

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

Viewing

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