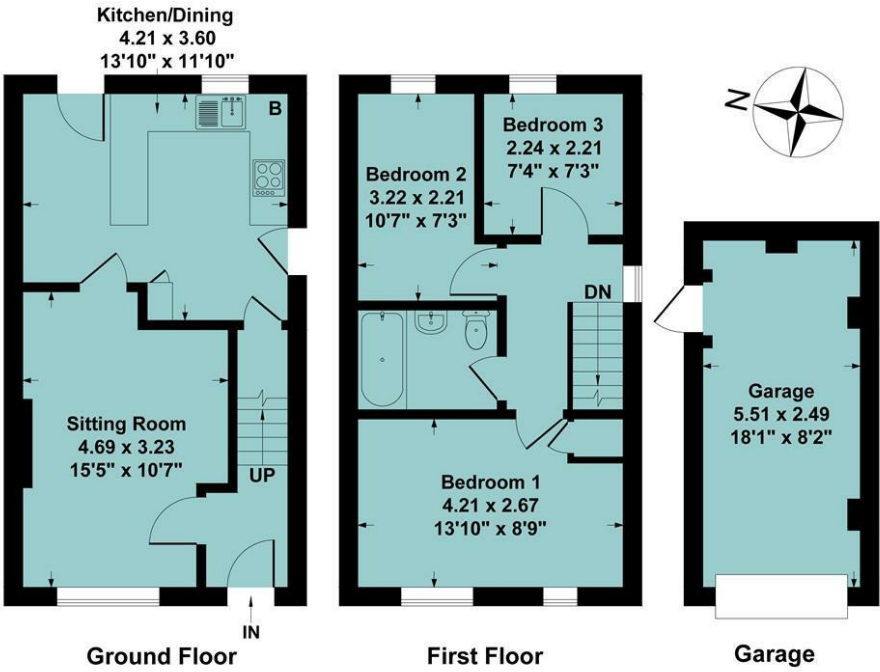


Agents Note

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.

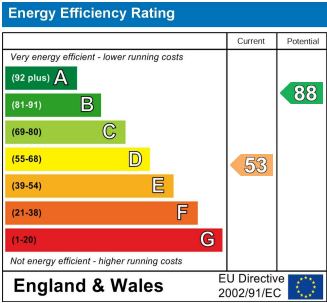
Referral fees

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 Area = 33.00 sq m / 355 sq ft
First Floor Approx Area = 33.00 sq m / 355 sq ft
Garage Approx Area = 13.77 sq m / 148 sq ft
Total Area = 79.77 sq m / 858 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



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.



35 Beaulieu Close
Banbury



35 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 SEMI DETACHED THREE BEDROOM
HOUSE ON THE EASTERN OUTSKIRTS OF BANBURY
CONVENIENTLY LOCATED FOR LOCAL AMENITIES, THE
RAILWAY STATION AND MOTORWAY JUNCTION

Entrance hall, sitting room, open plan re-fitted
kitchen/dining room, three bedrooms, bathroom,
gas central heating via radiators, double glazing,
garage, driveway parking, garden to rear, no
upward chain. Energy rating E.

£298,000 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. Follow the road around as it bears to the left and the property will be found after a short distance on the left. A "For Sale" board has been erected for ease of identification.

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 modern brick built semi detached house updated over the years located in a popular residential of New Grimsbury on the eastern outskirts of the town within walking distance of the railway station.

* An excellent range of local amenities nearby and there is excellent access to to junction 11 of the M40 motorway.

* Entrance hall with opening to the sitting room.

* Sitting room with window to front having fitted electric blinds, laminate wood effect floor and access to kitchen/dining room.

* Open plan kitchen/dining room which has been modernised with a range of base and wall mounted units, integrated oven with four ring gas hob, space and plumbing for washing machine, dishwasher. The dining area has ample space for table and chairs and door opening to the rear garden.

* First floor landing with window to side.

* The master bedroom is a double and has two windows.

* Further double bedroom with space for wardrobe.

* Single bedroom which can be used as an office for home workers.

* Modern bathroom fitted with a suite comprising bath with electric shower over, wash hand basin, WC, heated mirror, tiled flooring.

* Low maintenance rear garden with patio area ideal for table and chairs with the remainder being laid to lawn, gated side access to the front and private door to the garage.

* Driveway leading to the garage which has up and over door, light and power.

Local Authority
Cherwell District Council. Council tax band C.

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

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