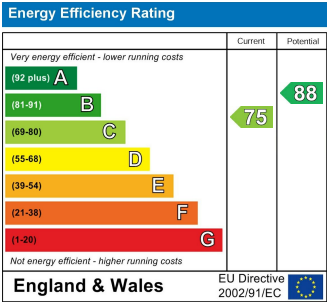


Agents Note

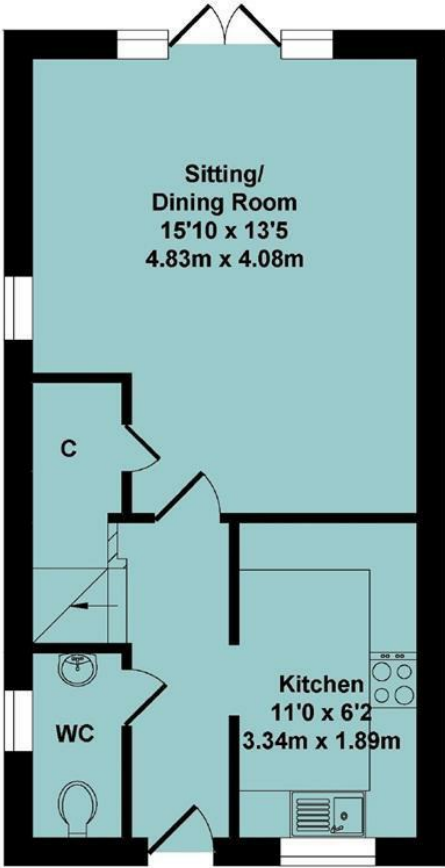
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

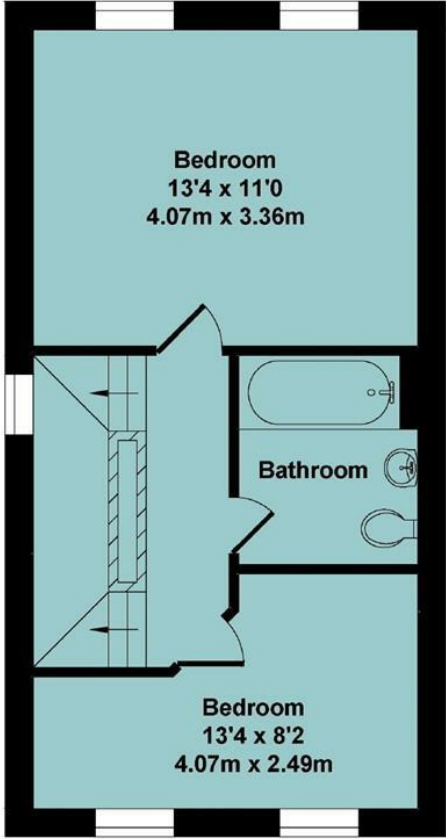
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



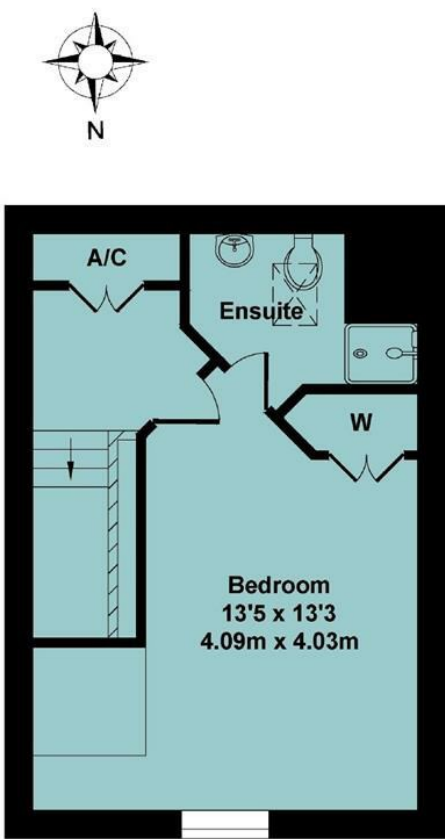
Ground Floor
Approx. Floor Area 363 Sq.Ft.
(33.7 Sq.M.)



First Floor
Approx. Floor Area 363 Sq.Ft.
(33.7 Sq.M.)



Second Floor
Approx. Floor Area 269 Sq.Ft.
(25.0 Sq.M.)



Total Approx. Floor Area 995 Sq.Ft. (92.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



8 Thyme Close
Banbury



8 Thyme Close, Banbury, Oxfordshire,
OX16 1WH

Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A BEAUTIFUL THREE BEDROOM TOWNHOUSE WHICH
IS MODERN AND SPACIOUS THROUGHOUT AND
BENEFITS FROM AN UPDATED KITCHEN, LOCATED IN A
CUL-DE-SAC OVERLOOKING A TREED GREEN

Entrance hall, cloakroom, re-fitted kitchen,
sitting/dining room, master bedroom with en-suite,
two further bedrooms, family bathroom, private
rear garden, off road parking. Energy rating C.

£335,000 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction on the Southam Road (A423). Having passed Tesco Superstore turn left into Dukes Meadow Drive. Continue for approximately a ¼ of a mile and at the third roundabout turn left into Winter Gardens Way and Thyme Close will be found as the third turning on the left. Upon entering Thyme Close take the first turning on the right hand side into the cul-de-sac where you will see the trees green straight ahead. The property will be found on the left hand side overlooking the green.

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.

The Property

8 THYME CLOSE is a modern brick built townhouse constructed by Banner Homes approximately 17 years ago. The property is located in a quiet cul-de-sac overlooking a treed green and it has minimal passing traffic and pedestrians. The accommodation is very well presented throughout complimented by an updated kitchen. All of the rooms are spacious. The master bedroom is located on the top floor and has an en-suite. Externally to the rear there is a pleasant low maintenance rear garden and there are three off road parking spaces.

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 hall with doors to all ground floor accommodation, stairs to first floor, wood laminate flooring.
- * Cloakroom having WC and wash basin, tiled splashbacks, window to side.
- * Updated Wren kitchen fitted with a range of base and wall mounted units with worktop over, integrated appliances include oven, four ring gas hob, dishwasher and fridge freezer, space and plumbing for washing machine, window to front, tiled floor.
- * Sitting room having understairs storage cupboard, French doors opening onto the rear garden, ample space for lounge furniture and dining table and chairs.

- * On the first floor are bedrooms two and three as well as the family bathroom.
- * Double bedroom with ample space for wardrobe and drawers, two windows to rear. Further small double/single bedroom with two windows to front overlooking the green and space for desk.
- * Modern family bathroom comprises bath with rainfall shower over, tiled splashbacks, WC and wash basin, shaver point, extractor fan, heated towel rail, spotlights.
- * Second floor landing with access to airing cupboard which leads to handy fully boarded eave space which runs the width of the property.
- * On the second floor is the master suite which is dual aspect, light and airy. En-suite shower room comprising corner shower cubicle, wash basin, velux sky window.
- * To the rear of the property is a low maintenance rear garden with patio area ideal for table and chairs, small shed and the remainder laid to lawn. Driveway parking to the side for 2-3 cars.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band D.

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.