



2 Salvia Close

Banbury

A SEMI DETACHED THREE BEDROOM HOUSE ON THE NORTHERN OUTSKIRTS OF TOWN OCCUPYING A PLEASANT POSITION IN A TUCKED AWAY SPOT SURROUNDED BY TREES AND GREENERY

Hall, study, sitting room, spacious kitchen/breakfast room, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, larger than average rear garden, modern shed/workshop, communal off street parking. Energy rating C.

£260,000 FREEHOLD



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 brick built semi detached house which is well proportioned including a ground floor study.
- * Located in a tucked away spot at the end of a cul-de-sac and a few yards along a pathway surrounded by trees and greenery.
- * Hall with built-in storage cupboard and ceramic tiled floor with door to the study which has a window to the front.
- * Living room with door to deep understairs cupboard, large window to rear overlooking the garden and brick fireplace with plinths to the side.
- * Spacious kitchen/breakfast room with a door opening to the rear garden and deck. Base and eye level units, built-in double oven, gas hob and extractor, plumbing for washing machine, space for tumble dryer, fitted dishwasher, wall mounted gas fired boiler in a wall unit.
- * Landing with hatch to loft, window to front and door to built-in airing cupboard.
- * Main double bedroom with window to rear.
- * Second bedroom with window to rear and third bedroom with window to rear.
- * Bathroom fitted with a white suite and separate WC.
- * We believe most prospective purchasers will wish to carry out some cosmetic improvements.
- * Larger than average rear garden including large deck with adjacent lighting, an external Belfast sink and tap, lawn and shingle, large plastic clad shed/workshop with double doors and window.
- * To the front there is a small garden with path leading to the front door.
- * Communal off road parking.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

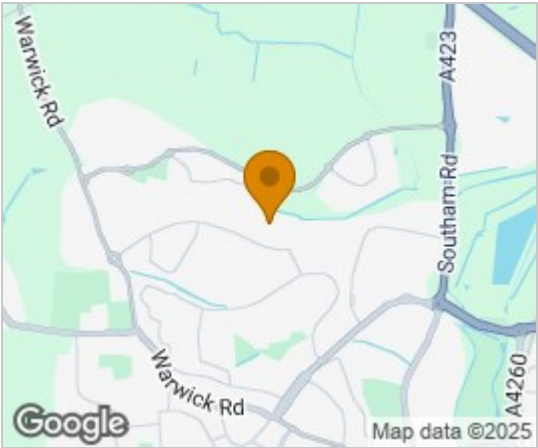
Viewing

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

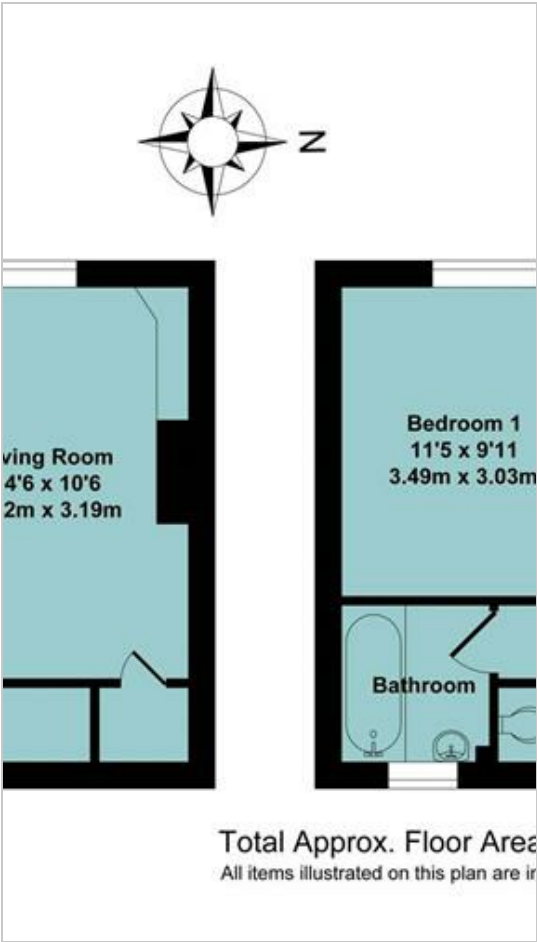
Energy rating: C

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

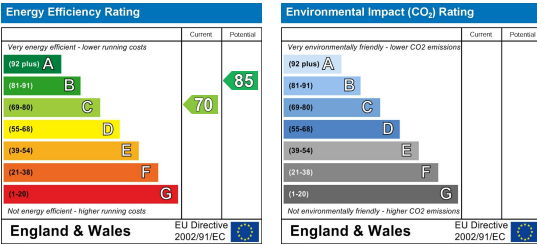
Area Map



Floor Plans



Energy Efficiency Graph



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