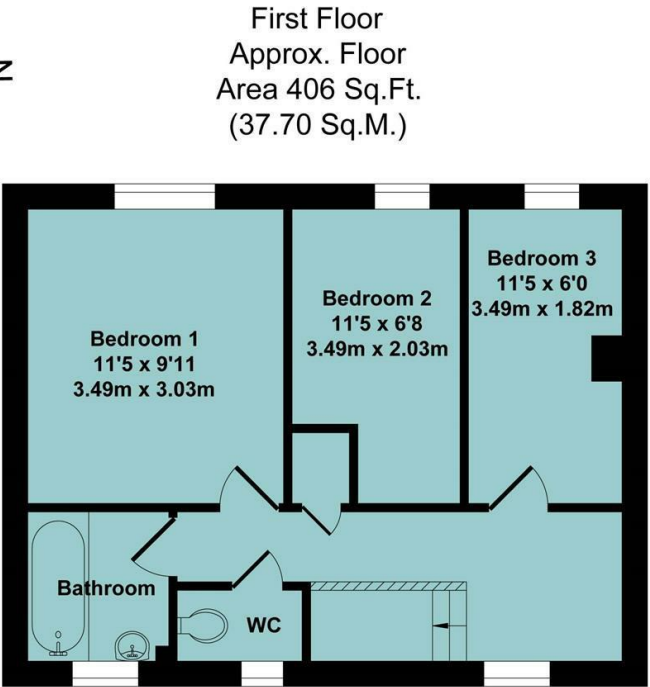
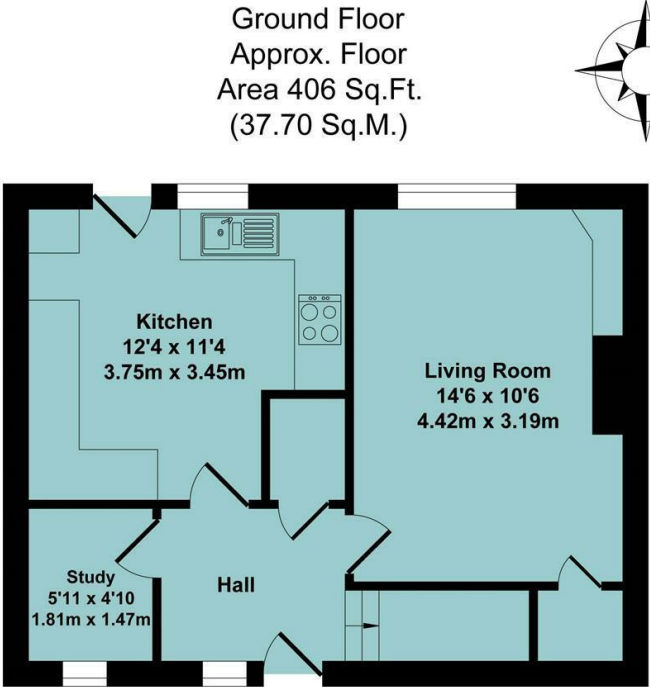
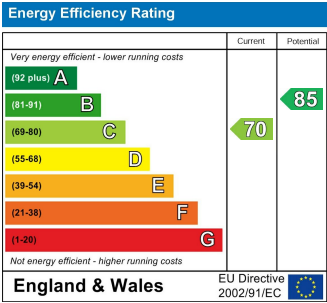


Agents Note

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.



Total Approx. Floor Area 812 Sq.Ft. (75.40 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.



2 Salvia Close  
Banbury





2 Salvia Close, Banbury, Oxfordshire,  
OX16 1FZ

Approximate distances  
Banbury town centre 1.25 miles  
Banbury train station 1.25 miles  
Oxford 24 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail 50 mins  
Banbury to Oxford by rail 17 mins

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



Directions

From Banbury town centre proceed along the Southam Road (A423). At the large roundabout near Tesco Superstore turn left into Ruscote Avenue. Follow the road for approximately a quarter of a mile and turn right at the mini roundabout into Longelandes Way. Follow the road to the next mini roundabout and turn right up the hill into Highlands and after the left hand bend turn right after a short distance into Harlequin Way. Follow the road to the end and turn left into Salvia Close and at the end park in the communal parking area on the right. A path just before the parking area leads down to the property and it will be found on the left after a short distance.

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 downstairs 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.