



9 Marten Gate

Banbury

AN EXTENDED FOUR BEDROOM FAMILY HOME WITH GARAGE AND DRIVEWAY LOCATED ON THE POPULAR CHERWELL HEIGHTS ESTATE

Entrance hall, sitting room, kitchen, dining room, conservatory, downstairs WC, four bedrooms, bathroom, rear garden, garage. Energy rating D.

£395,000 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:

- * An extended detached family home.
- * Close to a good range of amenities on Cherwell Heights which include a Co-op convenience store, opticians, fish and chip shop, Chinese takeaway, a public house/restaurant and two primary schools.
- * Entrance hall with tiled floor and stairs to first floor.
- * Light and airy sitting room with window to front.
- * Spacious kitchen fitted with a range of base and wall mounted units, integrated fridge and freezer, double oven, space and plumbing for washing machine, access to useful understairs storage cupboard, door to side.
- * Extended dining room with ample space for table and chairs which could also be used as an office space.
- * Conservatory overlooking and with doors to rear garden.
- * Downstairs cloakroom with wash hand basin, WC and radiator.
- * First floor landing with hatch to loft and access to airing cupboard.
- * The master bedroom is a double and benefits from built-in wardrobes.
- * The second bedroom is also a double with space for wardrobe.
- * Two further bedrooms both overlooking fields to the rear.
- * Bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, heated towel rail, window.
- * The rear garden is low maintenance with a patio area, lawn, shed and gated side access.
- * To the front of the property is a driveway and access to garage with up and over door.

Local Authority

Cherwell District Council. Council tax band D.

Services

All mains services are connected.

Viewing

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

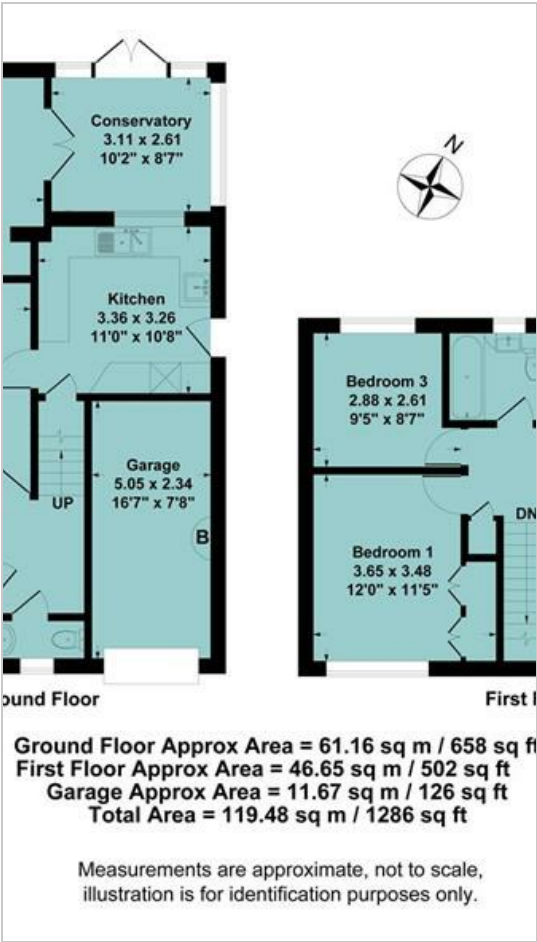
Energy rating: D

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

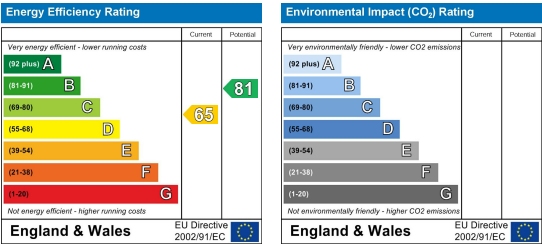
Area Map



Floor Plans



Energy Efficiency Graph



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