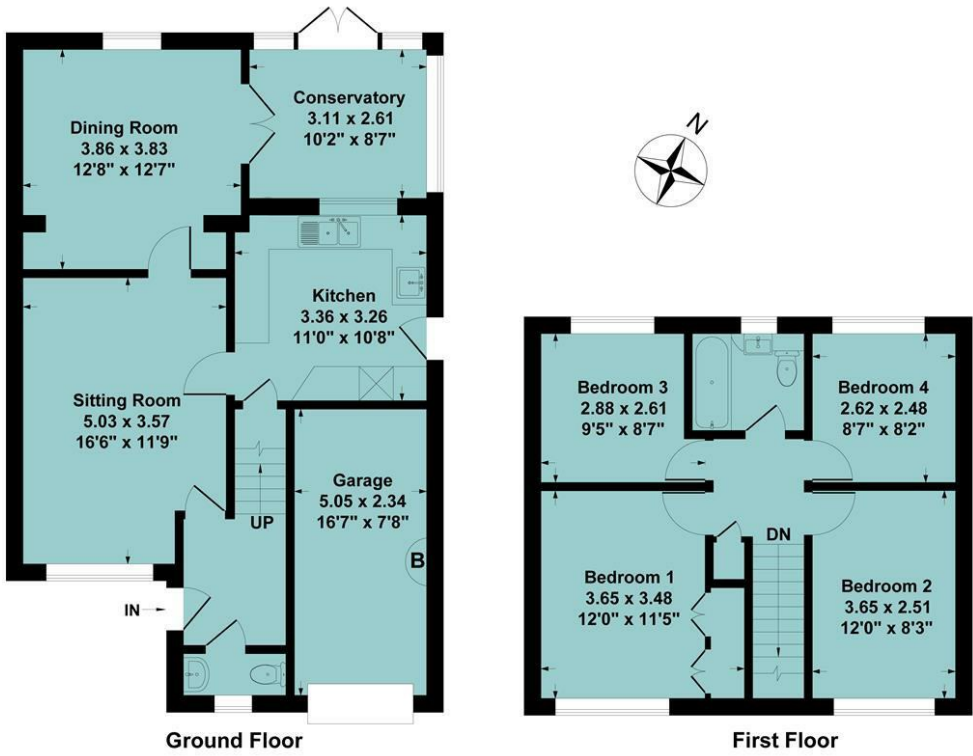


Agents Note

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.

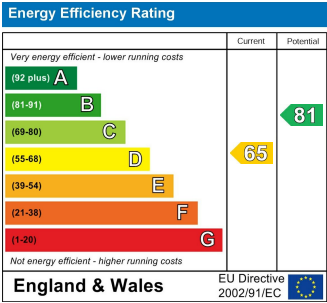
Referral fees

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 = 61.16 sq m / 658 sq ft
First Floor Approx Area = 46.65 sq m / 502 sq ft
Garage Approx Area = 11.67 sq m / 126 sq ft
Total Area = 119.48 sq m / 1286 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.



9 Marten Gate
Banbury



9 Marten Gate, Banbury, Oxfordshire,
OX16 9YB

Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
M40 (junction 11) 3.2 miles
Bicester 13 miles
Oxford 27 miles

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.

Offers Over £370,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Continue past the hospital and Sainsburys' and bear left where signposted to Cherwell Heights just before the flyover. At the roundabout turn left into Bankside and then take the first left into Chatsworth Drive. Continue to the roundabout and take the first exit onto Avocet Way followed by the first left into Elton Road and then the first right into Marten Gate. The property will be found straight ahead of you. 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:

- * 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.