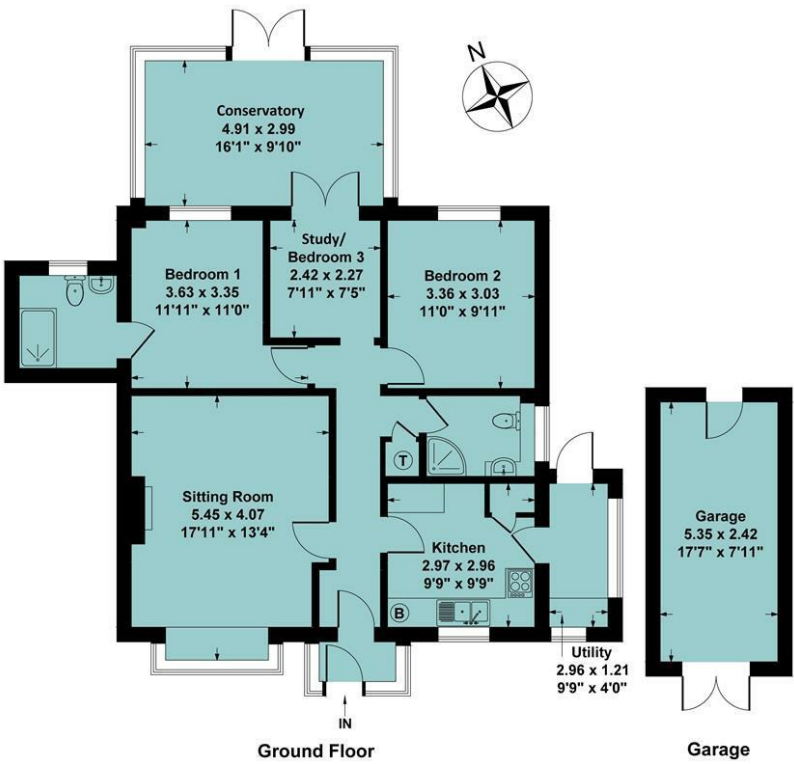
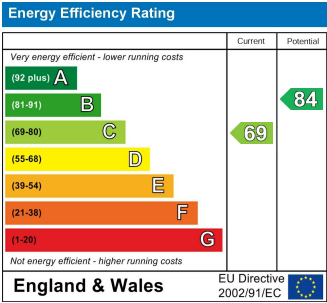


Agents Note

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 = 97.88 sq m / 1054 sq ft
Garage Approx Area = 12.94 sq m / 139 sq ft
Total Area = 110.82 sq m / 1193 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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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.



1 Poplar Close
Banbury



1 Poplar Close, Banbury, Oxfordshire,
OX16 9EU

Approximate distances
Banbury town centre 1.8 miles
Horton Hospital 0.75 miles
Sainsbury's supermarket 0.5 miles
Bannatyne's Fitness & Health centre 0.75 miles
Banbury railway station (rear access) 1.5 miles
Oxford 23 miles
Stratford upon Avon 22 miles
Bicester 14 miles
Chipping Norton 13 miles
Leamington Spa 22 miles

A SPACIOUS DETACHED TWO/THREE BEDROOM
BUNGALOW IN A DESIRABLE NO THROUGH ROAD IN A
HIGHLY SOUGHT AFTER AREA TO THE SOUTH SIDE OF
BANBURY ADJOINING BODICOTE

Hall, sitting room, kitchen, utility/side porch,
main bedroom with ensuite shower room, second
double bedroom, third bedroom/study, main
shower room, gas ch via rads, uPVC double
glazing. gardens to side and rear, large frontage
with generous off road parking and single garage.
Energy rating C.

£410,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left where signposted to Cherwell Heights and Bodicote before the flyover. Turn right at the roundabout travelling over the flyover and at the next mini roundabout turn right into Sycamore Drive. After a short distance Willow Road will be found as a turning to the right. Turn here and Poplar Close will be found as the first turning on the right. The property is the first on the left and can be recognised by our "For Sale" board.

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 rare opportunity to acquire a detached bungalow in this small no through road which forms part of the Bodicote Chase area on the south side of the town adjoining Bodicote.
- * This spacious property is convenient for a number of amenities including supermarket, shops/Post Offices, pubs, hospital and there is a bus service at the end of Willow Road.
- * For those who enjoy country walks Salt Way Bridleway is only yards from the front door and leads to miles of rural footpaths and bridleways.
- * The well balanced accommodation includes a sitting room with bay window to front and a very large conservatory which has power connected, a TV point, radiator and French doors opening to the rear garden.
- * The kitchen has a range of wood effect base and eye level units, door to a built-in larder cupboard, window to front, wall mounted

Worcester gas fired boiler and a door to the side which opens to a utility/porch which has a plumbing for washing machine, space for tumble dryer and freezer.

- * Main double bedroom with window to rear and door to an ensuite shower room fitted with a white suite comprising walk-in shower, wash hand basin and WC, heated towel rail, window.
- * Second double bedroom with window to rear and third single bedroom/study with double doors leading to the conservatory.
- * Gas central heating via radiators and uPVC double glazing.

* The bungalow occupies a wide plot creating a large frontage which includes off road parking for at least three vehicles and a single garage beyond. There is also a lawn and two Cherry Blossom trees at the side.

* The rear garden is also well proportioned and it extends to the side with lawn and borders, patio, personal door to the garage, shed and summerhouse. To the left hand side there are double gates.

Services

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

Cherwell District Council

Cherwell District Council. Council tax band

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.