



47 Hillside Close

Banbury

A TWO BEDROOM SEMI DETACHED HOME LOCATED AT THE END OF A TUCKED AWAY NO THROUGH ROAD ON THE HIGHLY SOUGHT AFTER CHERWELL HEIGHTS ESTATE WITH PARKING

Entrance hall, sitting room, kitchen, two bedrooms, bathroom, rear garden, parking space, southwest facing garden, gas central heating, double glazing. Energy rating C.

£250,000 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 rare opportunity to purchase a two bedroom semi detached house at the end of a tucked away no through road on the highly sought after Cherwell Heights estate with parking.

- * New boiler.
- * Parking space.
- * Entrance hall with stairs to first floor and door to sitting room.
- * Sitting room with window to front and access to understairs cupboard.
- * Kitchen/diner which was installed in October 2018 with a range of base and eye level units, integrated oven and hob, space for fridge freezer, space for washing machine, door to garden, space for table and chairs.
- * First floor landing with hatch to loft.

* The master bedroom is a double with space for wardrobe and access to airing cupboard housing the gas fired boiler.

- * Further single bedroom.
- * Bathroom fitted with a suite comprising bath with electric shower over, WC, wash hand basin, shaver point and radiator.

* Low maintenance rear garden with patio, lawn, access to shed and gated side access. To the front of the property is a parking space.

Services

All mains services are connected. The gas fired boiler is located in the airing cupboard in the bedroom.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

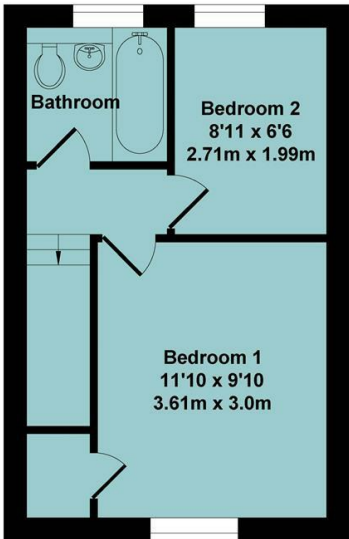
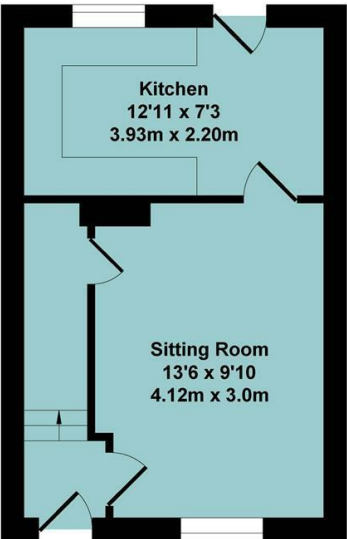
Energy rating: C

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

Floor PlansGround Floor
Approx. Floor
Area 271 Sq.Ft.
(25.20 Sq.M.)



First Floor
Approx. Floor
Area 271 Sq.Ft.
(25.20 Sq.M.)

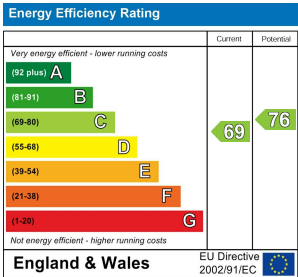


Total Approx. Floor Area 542 Sq.Ft. (50.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.