

Agents Note

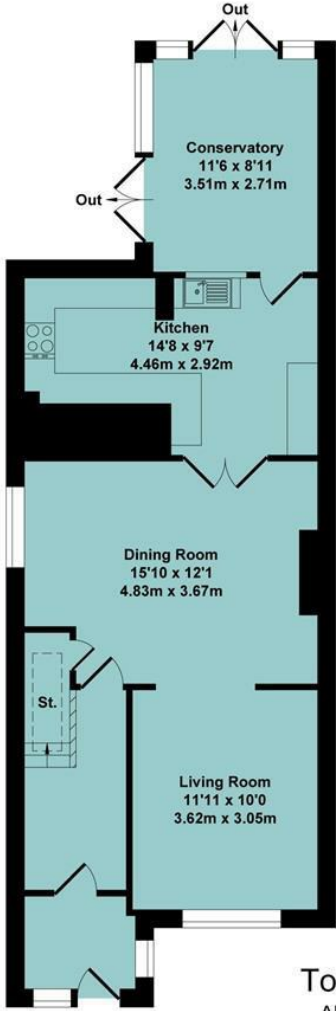
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

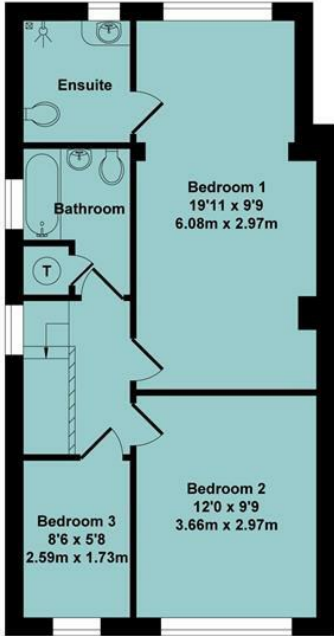
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

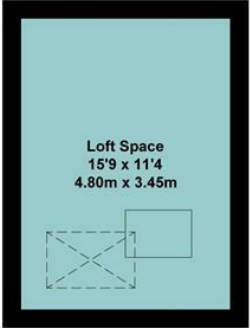
Ground Floor
Approx. Floor
Area 673 Sq.Ft.
(62.50 Sq.M.)



First Floor
Approx. Floor
Area 504 Sq.Ft.
(46.80 Sq.M.)



Loft
Approx. Floor
Area 179 Sq.Ft.
(16.60 Sq.M.)



Total Approx. Floor Area 1356 Sq.Ft. (125.90 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.



21 Hillview Crescent
Banbury



21 Hillview Crescent, Banbury,
Oxfordshire, OX16 1BN

Approximate distances
Banbury town centre 1.2 miles
Banbury railway station 2 miles
Junction 11 (M40) 2.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

A THREE BEDROOM SEMI DETACHED HOUSE IN NEED
OF MODERNISATION NEAR LOCAL SHOPS AND
PRIMARY SCHOOL

Entrance hall, living room, dining room, kitchen,
conservatory, three bedrooms, ensuite, driveway,
rear garden, outside store. Energy rating D.

£285,000 FREEHOLD



Directions

From Banbury Cross proceed along Horse Fair and North Bar turning left at the traffic lights into the Warwick Road (B4100). Continue along the Warwick Road until the mini roundabouts are reached and on the second mini roundabout turn right into Ruscote Avenue and take the first turning left into Sinclair Avenue. Take the next turning on the right into Hillview Crescent, continue along the road and the property will be found after a short distance on the left hand side. 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:

- * Entrance hall with stairs rising to first floor and access to understairs storage cupboard.
- * Living room with window to front, opening to spacious dining room with window to side, access to cupboard, doors opening to kitchen.
- * Kitchen fitted with a range of base and wall mounted units with space and plumbing for dishwasher, space and plumbing for washing machine, oven, space for under counter fridge freezer, door opening to conservatory.
- * Conservatory with doors to rear garden.
- * First floor landing with window to side and hatch to loft.
- * Master bedroom with window to rear and door opening to the ensuite wet room.
- * Ensuite comprising WC, wash hand basin, shower with drain and floor, window.
- * Bedroom two is a double with window to front.

- * Bedroom three is a single with window to front.
- * Family bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, window to side.
- * Attic space with skylight.
- * The rear garden is all block paved.
- * The garage is currently being used as two store rooms, one of which has a sink and drainer connected.
- * Driveway parking to front and shared driveway to the side.

Services

All mains services are connected. The gas boiler is located in the understairs cupboard.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: D

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

Viewing

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