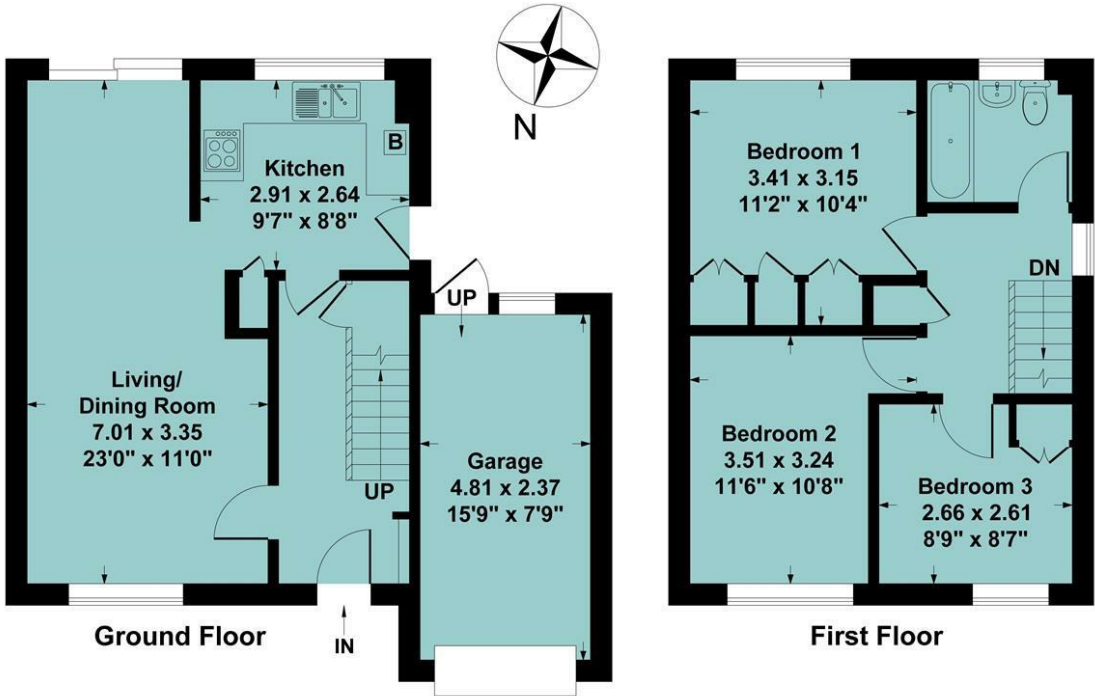
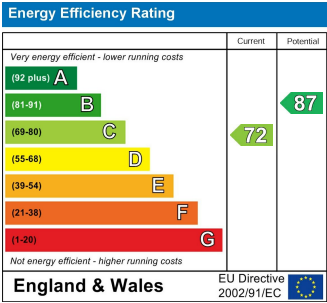


Agents Note

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 = 37.29 sq m / 401 sq ft
First Floor Approx Area = 37.29 sq m / 401 sq ft
Garage Approx Area = 11.40 sq m / 123 sq ft
Total Area = 85.98 sq m / 925 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

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.



74 Elton Road
Banbury



74 Elton Road, Banbury, Oxfordshire,
OX16 9UB

Approximate distances
Banbury town centre 1 mile
Junction 11 M40 motorway 2 miles
Banbury railway station (rear access) 0.75 miles
Oxford 20 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Birmingham by rail approx 50 mins
Banbury to Oxford by rail approx 17 mins

A THREE BEDROOM LINK DETACHED HOME LOCATED
ON THE POPULAR CHERWELL HEIGHTS DEVELOPMENT
WITHIN WALKING DISTANCE OF LOCAL PRIMARY
SCHOOLS

Entrance hall, lounge/diner, kitchen, three
bedrooms, bathroom, garage, rear garden,
driveway. Energy rating C.

£315,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Toward the outskirts of the town turn left before the flyover where signposted to Cherwell Heights. At the mini roundabout turn left and then left again almost immediately into Chatsworth Drive. Continue to the next roundabout and turn left into Avocet Way and them left again into Elton Road. Continue along this road and the property will be found after a short distance on the left hand side opposite the turning for Birchwood.

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:

- * Offered with no onward chain.
- * Popular Cherwell Heights development.
- * Within walking distance of three local primary schools.
- * Within walking distance of a range of amenities and pub.
- * Entrance hall with access to storage cupboard, stairs to first floor.
- * Light and airy lounge/diner with window to front, ample space for table and chairs and door opening to rear garden.
- * Kitchen comprising wall and base units, space and plumbing for washing machine, oven, space for fridge freezer, side door to rear garden.
- * First floor landing with hatch to loft, airing cupboard.

- * Spacious master bedroom with window to front.
- * The second bedroom is also a double and has built-in wardrobes and window overlooking the rear garden.
- * Further single bedroom.
- * Bathroom fitted with a suite comprising bath, WC and wash hand basin.
- * Low maintenance rear garden with patio area, lawn and side access to front.
- * To the front is a small lawned area, a driveway and access to the garage.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.