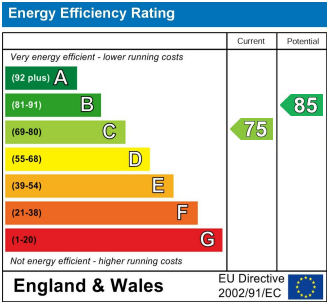


Agents Note

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.



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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.



25 Red Poll Close
Banbury



25 Red Poll Close, Banbury, Oxfordshire,
OX16 1UG

Approximate distances
Banbury town centre 1.25 miles
Banbury train station 1.5 miles
Junction 11 (M40 motorway) 2 miles
Leamington Spa 19 miles
Oxford 25 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A THREE BEDROOM TERRACED HOME LOCATED IN A
CUL-DE-AC NEAR LOCAL AMENITIES AND SCHOOLS

Entrance hall, kitchen/dining room, lounge,
conservatory, three bedrooms, bathroom, fenced
front garden, rear garden, communal parking.
Energy rating C.

£245,000 FREEHOLD



Directions

From Banbury town centre proceed in a north westerly direction along the Warwick Road (B4100). Having passed the turning for Stratford-Upon-Avon on the left and Barley Mow pub on the right continue to the next roundabout and turn right into Highlands. Continue for a short distance and take the second turning on the right turning into Sussex Drive. Follow this road around and Red Poll Close can be found as the third turning on the left. Continue along the road and the property will be found in the last row of houses 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:

- * Offered with no onward chain.
- * Ideal for first time buyers.
- * Located in a cul-de-sac.
- * Entrance hall with access to cupboard.
- * Spacious kitchen/dining room fitted with a range of wall and base mounted units, integrated appliances include oven, hob, dishwasher and washing machine, space for fridge and freezer, ample understairs storage, stairs to first floor.
- * Spacious lounge with door opening to large conservatory overlooking the rear garden.
- * First floor landing with hatch to loft which has been fully boarded and access to airing cupboard.
- * The master bedroom is a double with built-in wardrobe and access to airing cupboard.

- * The second bedroom is a single with space for wardrobe.
- * Further single bedroom.
- * Bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin and extractor fan.
- * Low maintenance rear garden with patio area, astroturf and gate leading to communal parking.
- * Fenced front garden.
- * Communal parking.

Services

All mains services are connected.

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.