



4 Hereford Way

Banbury

OFFERED TO THE MARKET CHAIN FREE IS THIS EXTENDED THREE BEDROOM DETACHED BUNGALOW BENEFITTING FROM AN ENSUITE TO THE MASTER BEDROOM, PLUS A GARAGE AND OFF ROAD PARKING

Entrance porch, entrance hall, kitchen, lounge/diner, three bedrooms, ensuite, family bathroom, garage, front and rear gardens. Energy rating D.

£320,000 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:

- * Entrance porch with door to entrance hall.
- * Entrance hall with doors to all bedrooms, bathroom, kitchen, lounge and garage, hatch to loft.
- * Dual aspect lounge/diner with two full height floor to ceiling windows to front, one window to side, space for dining furniture, hatch to kitchen.
- * Kitchen fitted with a range of base and eye level units, space and plumbing for washing machine, space for cooker, built-in extractor, inset sink, space for fridge freezer, serving hatch to the dining area, window to side.
- * Bedroom one with a walk-through dressing area which leads to a double bedroom located at the rear with double doors opening to the rear garden. Ensuite comprising walk-in shower, wash hand basin, window to side, radiator and extractor fan.
- * Bedroom two is a double with window to rear.
- * Bedroom three is a double with a window to the side.
- * Main family bathroom fitted with a white suite comprising bath with shower over, tiled walls, WC and wash hand basin, heated towel rail, window to side.
- * The garage is accessed off the hallway, it has light and power, an up and over door and a further door to the garden.
- * The rear garden is mostly laid to lawn with a border of shrubs and bushes. There is a small patio area as well as a small decked area accessed via a ramp from the garden gate making the property wheelchair accessible via the master bedroom.
- * To the front of the property there is a small lawned area and a driveway in front of the garage.

Services

All mains services are connected. The boiler is located in the garage.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

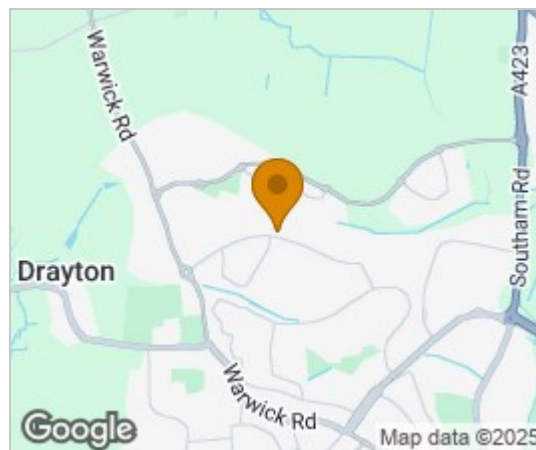
Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

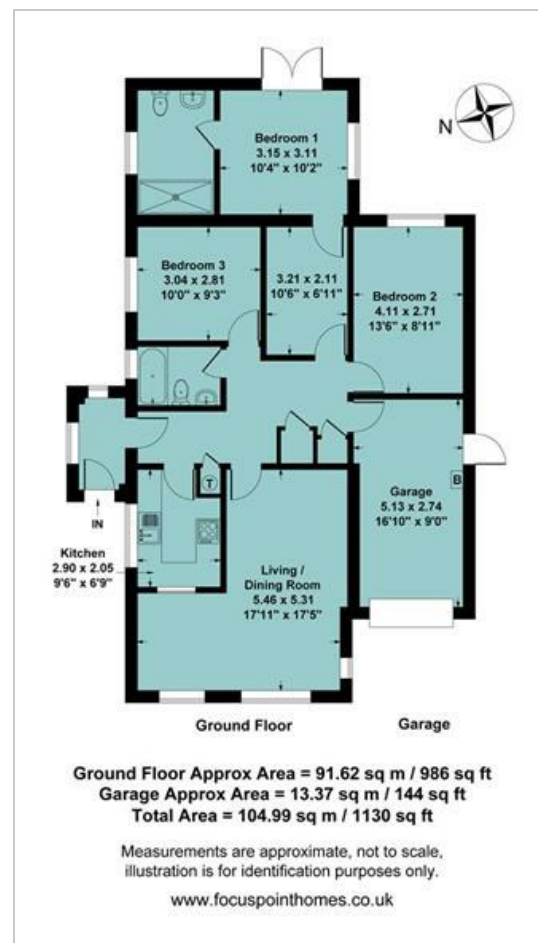
A copy of the full Energy Performance Certificate is available on request.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

