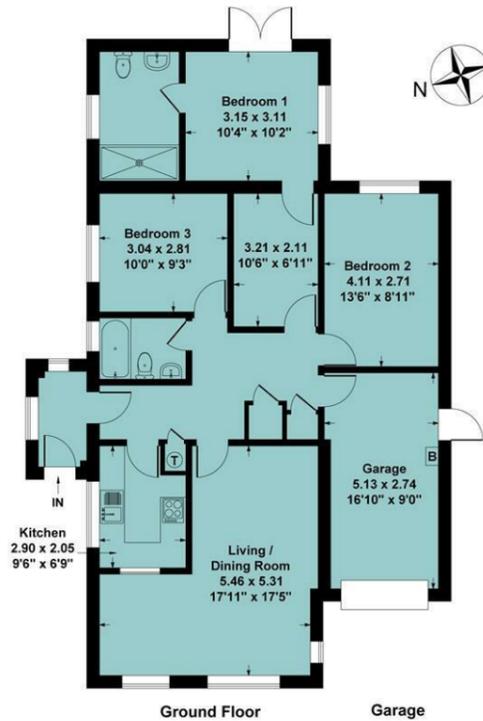


Agents Note

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 = 91.62 sq m / 986 sq ft
 Garage Approx Area = 13.37 sq m / 144 sq ft
 Total Area = 104.99 sq m / 1130 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.



4 Hereford Way
 Banbury



4 Hereford Way, Banbury, Oxfordshire, OX16 1UD

Approximate distances

Banbury town centre 1.2 miles
Junction 11 (M40 motorway) 2.5 mile
Banbury railway station 2.25 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

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



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Towards the outskirts of the town turn right at the roundabout into Highlands. After the chicane take the second turning on the left into Hereford Way. The property will be found almost immediately on the right 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 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.