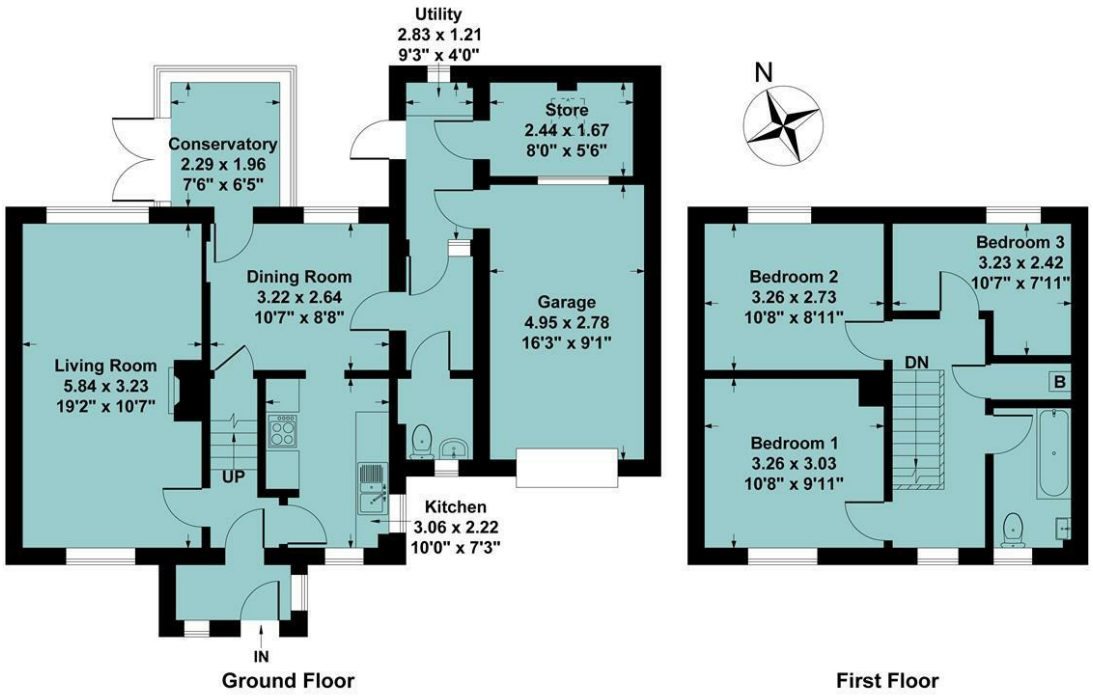
Agents Note

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

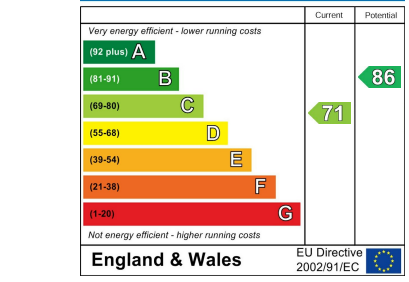
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 56.25 sq m / 606 sq ft
First Floor Approx Area = 38.54 sq m / 415 sq ft
Garage Approx Area = 13.39 sq m / 144 sq ft
Outbuilding Approx Area = 4.69 sq m / 51 sq ft
Total Area = 112.87 sq m / 1216 sq ft

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

www.focuspointhomes.co.uk



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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.



4 Sycamore Drive
Banbury

Anker

4 Sycamore Drive, Banbury, Oxfordshire, OX16 9EZ



Approximate distances
Banbury town centre 1 mile
Horton Hospital 0.75 miles
Banbury railway station (rear access) 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Oxford 21 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A WELL PRESENTED AND EXTENDED THREE BEDROOMED LINK DETACHED PROPERTY IN A HIGHLY SOUGHT AFTER AREA ON THE SOUTHERN SIDE OF BANBURY

Entrance lobby, kitchen, downstairs WC, living room, dining room, conservatory, utility space, three bedrooms, bathroom, garage and store/study, driveway, gardens. Energy rating C.

£380,000 FREEHOLD











Directions

From Banbury Cross proceed in a southerly direction towards Oxford (A4260). On the outskirts of the town turn left where signposted to Bodicote and Cherwell Heights. Turn first right and proceed over the flyover to the mini roundabout. Turn right into Sycamore Drive and the property will be found on the right hand side.

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.

The Property

4 SYCAMORE DRIVE is a well presented three bedroomed link detached house that would be perfect for families looking to be on the southern side of the town. The house is within easy reach of all local amenities including those in the nearby of Bodicote, with the popular Bishop Loveday primary school being a short walk away. There have been improvements throughout including the addition of a conservatory to the rear. There may be scope, subject to the necessary planning regulations, to extend the property further. To the rear there is a pleasant rear garden and nearby there are playing fields and pleasant countryside walks.

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:

* A three bedroomed link detached house on the south side of the town.

* Well presented throughout.

* Daily amenities nearby.

* On a bus route to the town centre.

* Within walking distance of popular primary schools.

* Sports clubs, gymnasium and parks nearby.

* Entrance lobby with quarry tiled flooring and uPVC door.

* Dual aspect sitting room which is the full depth of the house which is light and airy and has a gas fireplace.

* Kitchen fitted with a range of base and eye level units with working surfaces over and cupboards and drawers under, tiled flooring, tiled splashback areas, one and a half bowl stainless steel sink unit with mixer tap over, space for oven, extractor fan, space for fridge freezer, space and plumbing for washing machine. Space and plumbing for a slim-line dishwasher.

* Dining area with space for table and chairs, tiled flooring, understairs storage cupboard, door leading to the conservatory.

* Conservatory with wood effect vinyl flooring, electric power points, glass roof, French doors onto the rear garden.

* Downstairs WC with tiled flooring, WC, wash basin, part tiled walls, extractor fan and window to front.

* Utility area with tiled flooring and coat hanging space. Worktop with storage underneath and space for tumble dryer. Door to garden, door to garage and door to store/study.

* Garage has access to the fuse box and the meters and is accessed via an up and over door.

* Landing with doors to all first floor accommodation.

* Bedrooms one and two are doubles. Bedroom three is an L-shaped single.

* The family bathroom has been refitted with a suite comprising bath with shower over, WC, wash basin, part tiled walls, chrome heated towel rail, vinyl flooring.

* The rear garden is mostly laid to lawn with borders of beds and a range of shrubs and plants. Storage area for the shed, side access to the front.

* Hard standing off road parking for one vehicle and gravel area for off road parking for second vehicle if desired.

Services

All mains services are connected. The boiler is located in the cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band D.

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.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.