

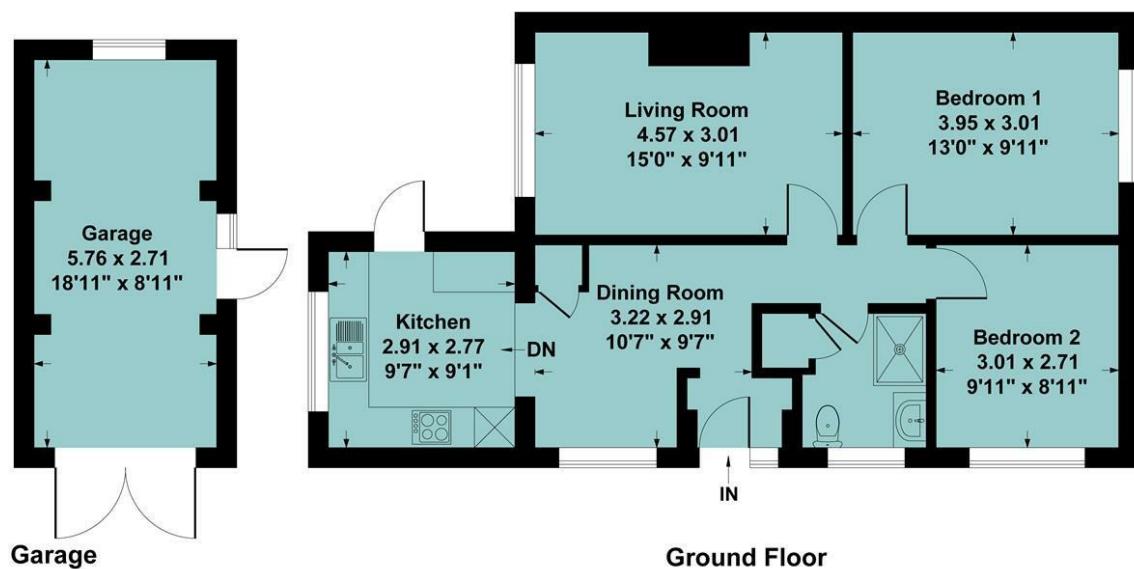
## Agents Note

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

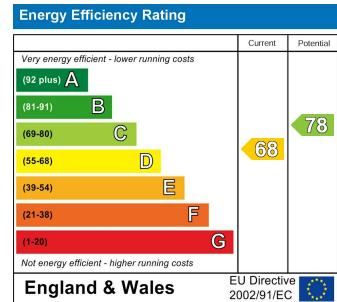
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**Ground Floor Approx Area = 62.42 sq m / 672 sq ft**  
**Garage Approx Area = 15.61 sq m / 168 sq ft**  
**Total Area = 78.03 sq m / 840 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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12 Briar Close  
Banbury

**Anker**

# 12 Briar Close, Banbury, Oxfordshire, OX16 9DS

## 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  
Oxford 21 miles  
Stratford upon Avon 20 miles  
Leamington Spa 19 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

## A TWO BEDROOM SEMI DETACHED BUNGALOW ON THE POPULAR TIMMS ESTATE DEVELOPMENT

Entrance hall, dining room, kitchen, living room, two bedrooms, bathroom, garden, garage, large frontage. Energy rating D.

£335,000 FREEHOLD



## Directions

From Banbury proceed in a southerly direction toward Oxford. After the traffic lights by Sainsbury's supermarket turn right into Grange Road and take the next turning on the left into Timms Road and then at the T-junction turn right into Beaconsfield Road. Continue until Oakland Road is found as a turning to the left. Continue for approximately 250 yards where the turning for Briar Close will be found on the left hand side. The property will be found 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:

- \* Offered with no onward chain.
- \* Located on the popular Timms Estate.
- \* Corner plot.
- \* Entrance hall with opening to dining room.
- \* Dining room with space for table and chairs and window overlooking the front, access to storage cupboard, step down into kitchen.
- \* Kitchen comprising of wall and base mounted units, integrated oven, space and plumbing for washing machine, door to rear garden.
- \* Cosy living room with large window overlooking the rear garden.
- \* The master bedroom is a double with space for wardrobe.
- \* Further bedroom with space for wardrobe.



\* Bathroom comprising wash hand basin, WC, shower cubicle, radiator and window.

\* The rear garden is all paved with personal door to garage and gated access to the front.

\* Large frontage with driveway leading to single garage with power and light.

## Services

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

## 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.

## 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 £30 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.