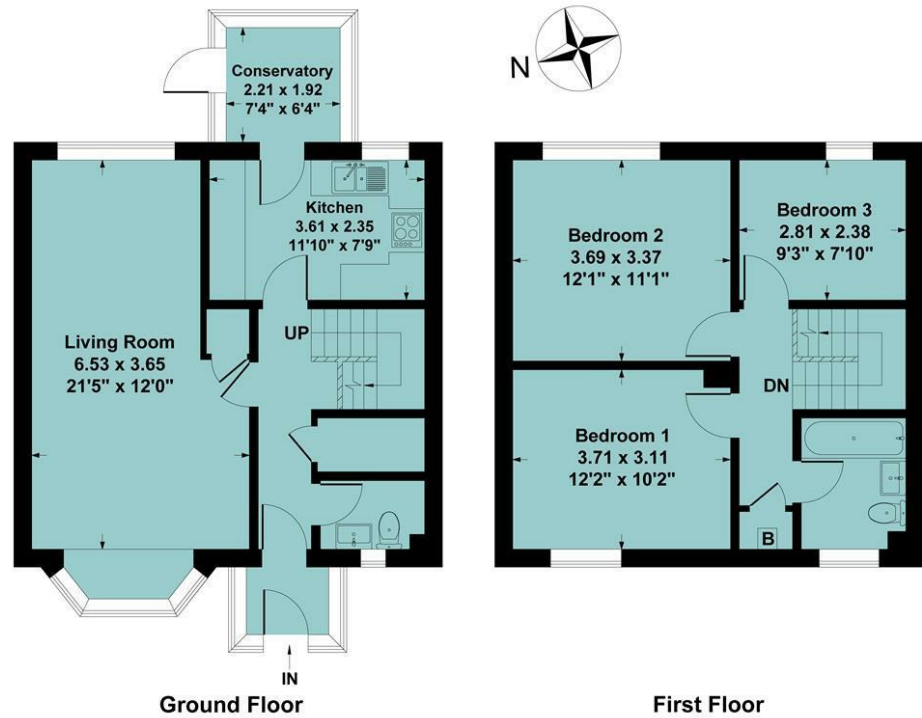


**Agents Note**

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 First Floor

Ground Floor Approx Area = 50.83 sq m / 547 sq ft  
 First Floor Approx Area = 43.03 sq m / 463 sq ft  
 Total Area = 93.86 sq m / 1010 sq ft

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(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.



32 Beaumaris Close  
 Banbury



# 32 Beaumaris Close, Banbury, Oxfordshire, OX16 0XE

## Approximate distances

Banbury town centre 1.5 miles  
Banbury railway station 2.5 miles  
Junction 11 (M40 motorway) 3 miles  
Oxford 24 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

**A THREE BEDROOMED END TERRACED HOUSE IN A NO THROUGH ROAD WITH ATTRACTIVE OUTLOOKS TO THE REAR.**

**Hall, cloakroom, living room, kitchen, conservatory, three bedrooms, bathroom, gas ch via rads, off road parking to front, garden to rear. Energy rating C.**

**£260,000 FREEHOLD**



## Directions

From Banbury town centre proceed along the Warwick Road (B4100) toward the outskirts of the town and turn left onto the Stratford Road opposite The Barley Mow public house. After a short distance turn left into Bretch Hill and follow the road for approximately a quarter of a mile until Beaumaris Close is found as a turning to the left. Proceed straight ahead and the property will be found deep into the cul de sac on the right hand side and can be recognised by our "For Sale" board.

## 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

32 BEAUMARIS CLOSE is a three bedroom brick built end terraced house located on the northwestern outskirts of the town. It is positioned towards the end of a no through road and has pleasant outlooks over a park and school field. The well balanced accommodation is arranged on two floors and we believe that some prospective purchasers will wish to carry out some re-decoration and updating. Externally there is off road parking on the frontage and a rear garden.

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.
- \* Hall with stairs to first floor and storage under, deep walk-in storage cupboard and door to a ground floor cloakroom comprising of wash hand basin, WC and window.
- \* Spacious living room with bow window to front, further window to rear, ample space for dining table and chairs, door to cupboard housing gas fired boiler.
- \* Kitchen with wall and base mounted units incorporating a sink, space for oven, space for fridge/freezer, space and plumbing for washing machine, window to rear.
- \* Conservatory with uPVC double glazed door and windows opening to the rear garden.
- \* Large main bedroom with window to rear overlooking the park and field.

- \* Two further bedrooms, the smaller of which also has pleasant outlooks.
- \* Bathroom comprising panelled bath with shower unit over and fully tiled surround, wash hand basin with cupboard under and WC, window.
- \* Gas central heating via radiators and uPVC double glazing.
- \* Driveway to the front providing off road parking space.
- \* Rear garden comprising patio, lawn, gated rear access.

## Services

\* All mains services are connected. The gas boiler is located in a cupboard in the lounge.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

## Agent's note

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## 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 £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.

