

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.

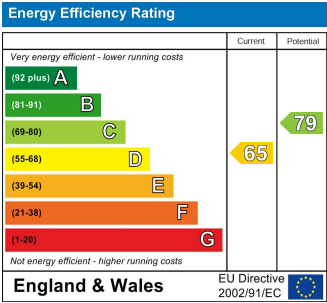
Referral fees

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 = 59.77 sq m / 643 sq ft  
First Floor Approx Area = 43.18 sq m / 465 sq ft  
Garage Approx Area = 12.59 sq m / 136 sq ft  
Total Area = 115.54 sq m / 1244 sq ft

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



3 Harlech Close  
Banbury





3 Harlech Close, Banbury, Oxfordshire,  
OX16 0LH

Approximate distances  
Banbury town centre 1.5 miles  
Junction 11 (M40 motorway) 2.5 miles  
Banbury railway station 2.75 miles  
Oxford 23 miles  
Stratford upon Avon 18 miles  
Leamington Spa 17 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

OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS THREE BEDROOM TERRACED PROPERTY IN NEED OF MODERNISATION BENEFITTING FROM A FOUR PIECE FAMILY BATHROOM, A DOWNSTAIRS WC AND A GARAGE

Entrance porch, kitchen/diner, lounge, downstairs WC, utility, three bedrooms, family bathroom, lean-to/conservatory, rear garden, garage. Energy rating D.

£200,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into the Broughton Road and continue to the roundabout. Turn right into Woodgreen Avenue and take the second on the left into Mascord Road. At the T-junction turn right and then turn first left into Balmoral Avenue. Continue following the road right to the end of Balmoral Avenue and Harlech Close will be found as the last turning on the left. After approximately 50 yards the property will be found on the left.

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 step up to the front door which opens to the kitchen/diner.
- \* Kitchen/diner with a range of base and eye level units, space for free standing fridge freezer, space for cooker, space and plumbing for dishwasher, door to utility, space for dining room, furniture, door to downstairs WC, door to lounge and stairs to first floor.
- \* Utility with sink, additional worktop, wall mounted unit, space and plumbing for washing machine.
- \* Downstairs WC with WC and window to front.
- \* Lounge at the rear with an electric fire and ornamental surround, understairs storage cupboard, large window and double doors to the lean-to/conservatory.
- \* Lean-to/conservatory with light and power, window and door to the rear garden.
- \* First floor landing with hatch to loft and airing cupboard,
- \* Bedroom one is a double at the rear with a window overlooking the rear garden.
- \* Bedroom two is a double with window to front overlooking the green.
- \* Bedroom three is a large single/small double with window to rear.

\* Family bathroom fitted with a white suite comprising bath and separate shower cubicle, WC and wash hand basin, part tiled walls, window to front.

\* The rear garden is tiered with steps leading up to a small patio area and a small decked area. Brick built shed. Gated rear access. Personal door to the rear of the garage.

\* The garage is fitted with light and power, has an electric door to the front and personal door to the rear having access to the garden.

Services

All mains services are connected. Please note the boiler does not work.

Local Authority

Cherwell District Council. Council tax band B.

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.