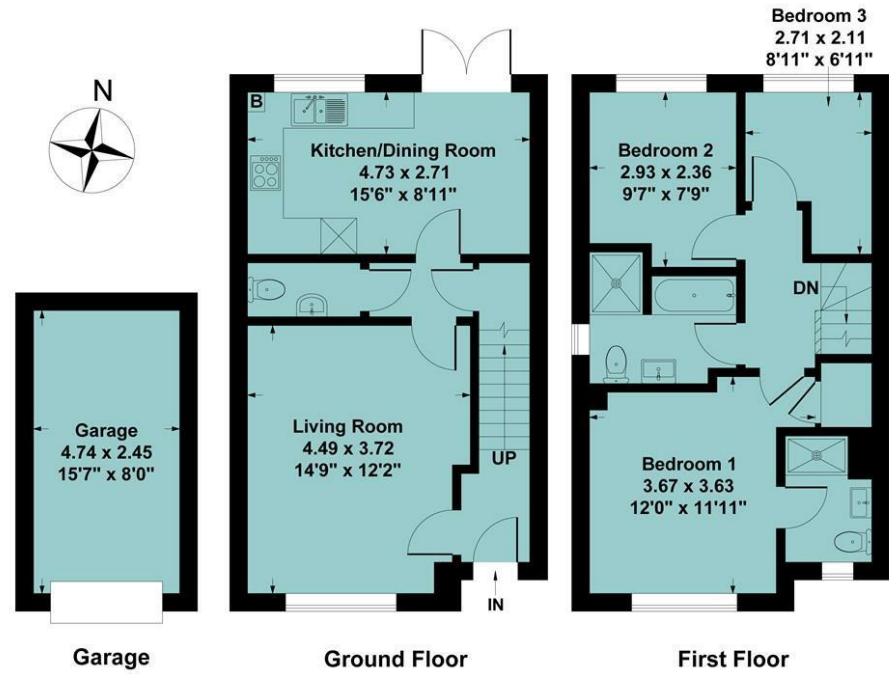


Agents Note

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 = 38.89 sq m / 419 sq ft
First Floor Approx Area = 38.89 sq m / 419 sq ft
Garage Approx Area = 11.61 sq m / 125 sq ft
Total Area = 89.39 sq m / 963 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			95
(81-91) B		84	
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 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.



9 Lunnun Road
 Banbury



9 Lunnun Road, Banbury, Oxfordshire, OX16 1JH

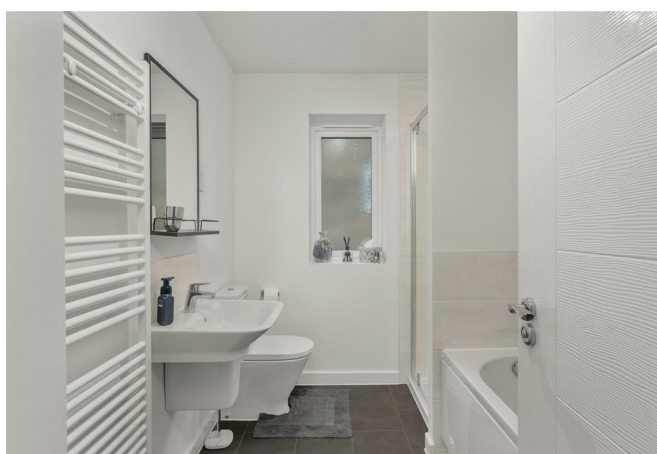
Approximate distances

Banbury town centre 1.7 miles
Banbury railway station 2.7 miles
Junction 11 (M40 motorway) 3 miles
Leamington Spa 20 miles
Stratford upon Avon 19 miles
Bicester 19 miles
Oxford 30 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 SPACIOUS AND EXCEPTIONALLY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE CONSTRUCTED BY THE AWARD WINNING BLOOR HOMES IN 2023 OCCUPYING A CHOICE POSITION IN A PRIVATE ROAD ON THIS SOUGHT AFTER DEVELOPMENT WITH LITTLE PASSING TRAFFIC WITH GARAGE AND DRIVEWAY ALONGSIDE

Hall, living room, inner hall, cloakroom, open plan kitchen/dining room, main double bedroom with ensuite shower room, two further bedrooms, family bathroom, gas ch via rads, rear garden, driveway for two vehicles, single garage. Energy rating B. No upward chain.

£360,000 FREEHOLD



Directions

From Stratford Road (A422) take the first turning left into Bretch Hill and after a short distance turn right into George Parish Road and left into Tony Humphries Road. Follow this as it leads into Bailey Road and continue eventually bearing right into Wilson Road. After a short distance Lunnun Road will be found on the right. Follow it for a short distance and turn left and the property will be found on the left 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.

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 brick built semi detached house constructed in 2023 by the award winning Bloor Homes.
- * Occupying a choice position on the development in a Private Road overlooking a green area toward the end of a cul-de-sac with very little passing traffic.
- * Designed with an ideal layout for modern living.
- * Garage and driveway alongside with space for two vehicles.
- * Amtico flooring throughout the ground floor.
- * Ground floor cloakroom.
- * Living room with large window to front overlooking the green space.
- * Open plan kitchen/dining room with grey matt units incorporating a built-in oven, gas hob and extractor, plumbing for washing machine and dishwasher, marble effect work surfaces, space for table and chairs, French doors opening to the rear garden, space for fridge/freezer, wall mounted gas fired boiler in a wall unit.
- * Main double bedroom with window to front overlooking the green space, ample space for wardrobes, door to built-in cupboard over the stairs, door to ensuite shower room fitted with a white suite.
- * Second double bedroom and third single bedroom.
- * Family bathroom with a four piece white suite

comprising panelled bath, separate fully tiled shower cubicle, wash hand basin and WC, window, ceramic tiled floor and extractor.

* uPVC double glazing and gas central heating via radiators.

* Easily maintained level rear garden comprising patio, outside tap and power point, lawn and gate opening to the driveway.

* Single garage with up and over door, power and light connected.

* No upward chain.

Agent's note

There is an estate/service charge of approximately £180 per annum.

The subject property is on a Private Road which will not be adopted by The Local Authority and therefore the strip of land including road and bin collection point which is on the title of this property is the responsibility of the owners to maintain.

There is an administration fee of £445 payable to the Management Company following completion.

Services

All mains services are connected. The wall mounted gas fired boiler is located in a wall unit in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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.