

**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 services 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 = 54.43 sq m / 586 sq ft  
 First Floor Approx Area = 36.16 sq m / 389 sq ft  
 Garage Approx Area = 16.73 sq m / 180 sq ft  
 Total Area = 107.32 sq m / 1155 sq ft

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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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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.



1 Laurel Close  
 Banbury



# 1 Laurel Close, Banbury, Oxfordshire, OX16 9HB

## Approximate distances

Banbury town centre 1.8 miles  
Horton Hospital 0.75 miles  
Sainsbury's supermarket 0.5 miles  
Bannatyne's Fitness & Health centre 0.75 miles  
Banbury railway station (rear access) 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 22 miles  
Bicester 14 miles  
Chipping Norton 13 miles  
Leamington Spa 22 miles

**A THREE BEDROOM SEMI DETACHED FAMILY HOME  
BENEFITTING FROM A GARAGE AND OFF ROAD  
PARKING ON THE HIGHLY REGARDED TIMMS ESTATE  
CLOSE TO LOCAL SCHOOLS**

**Entrance porch, entrance hall, kitchen, living  
room, conservatory, downstairs WC, three  
bedrooms, shower room, garage, off road parking  
on the driveway, rear garden. Energy rating C.**

**£335,000 FREEHOLD**



## Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260) Continue to the outskirts of the town and turn left before the flyover where signposted to Bodicote. Turn right at the roundabout and travel over the flyover to the next mini roundabout. Turn right into Sycamore Drive and the property will be found after a short distance on the right hand side at the entrance to Laurel Close. 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:

\* Entrance porch with doors to entrance hall and cloakroom, window to side and tiled flooring.

\* Cloakroom fitted with WC, vanity wash hand basin and window to side.

\* Entrance hall with doors to kitchen and living room, understairs storage, stairs to first floor and laminate flooring.

\* Kitchen fitted with a range of base and eye level units with worktop over, inset sink, integrated oven with four ring gas hob and extractor over, space for under counter fridge and under counter freezer, space and plumbing for washing machine, window front, space for table and chairs, tiling to walls.

\* Living room with patio doors opening to the conservatory and ornamental fireplace surround.

\* Conservatory with space for furniture, fitted blinds and windows and doors to the rear garden.

\* Bedroom one is a double with window to rear.

\* Bedroom two is a double with window to front.

\* Bedroom three is a single with window to rear.

\* Shower room with a corner shower unit, WC and vanity wash hand basin, fully tiled walls and tiled flooring, heated towel rail, window to front and airing cupboard housing the hot water tank and shelving.

\* Outside the rear garden is mainly laid to patio with a range of beds and borders, a summerhouse and personal door to the rear of the garage,

\* Garage with light, power, up and over door to front and personal door and window to rear.

\* In front of the garage there is off road parking for several vehicles.

## Services

All mains services are connected. The boiler is located 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: 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.