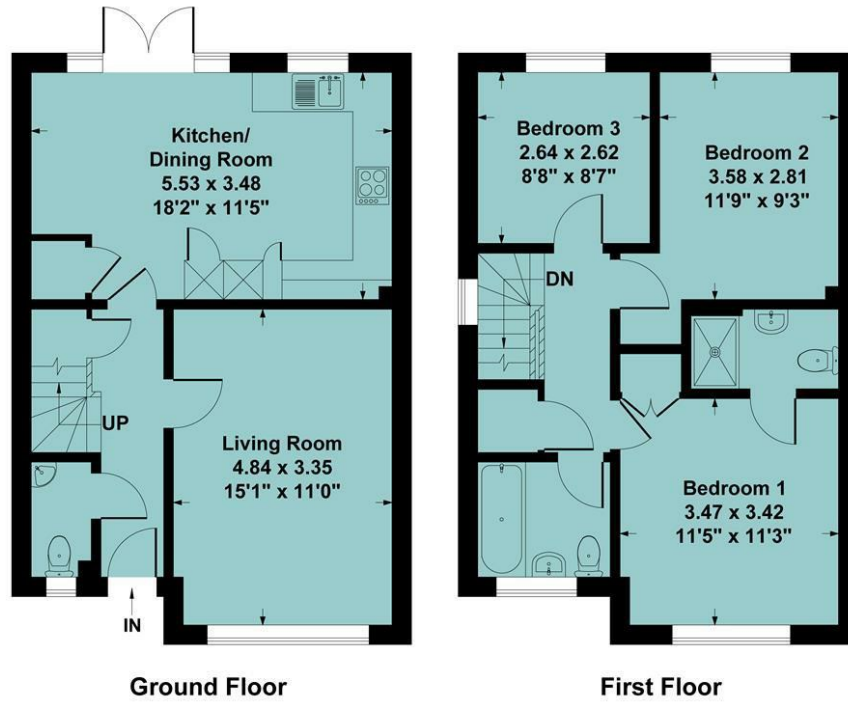


**Agents Note**

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 = 45.12 sq m / 486 sq ft**  
**First Floor Approx Area = 45.12 sq m / 486 sq ft**  
**Total Area = 90.24 sq m / 972 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                                   |  | 84                      | 84        |
| (69-80) C                                   |  |                         |           |
| (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.



9 Betts Close  
 Banbury



# 9 Betts Close, Banbury, Oxfordshire, OX16 9ZN

Approximate distances  
Banbury town centre 1.5 miles  
Banbury railway station 2 miles  
Junction 11 (M40 motorway) 3.3 miles  
Chipping Norton 12 miles  
Stratford upon Avon 21 miles  
Leamington Spa 21 miles

## A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME LOCATED IN A CUL-DE-SAC

Entrance hall, cloakroom, kitchen/dining room, sitting room, three bedrooms, ensuite to master, family bathroom, rear garden, driveway. Energy rating B.

OFFERS OVER £360,000 FREEHOLD



### Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road and continue until Bidwell Road is found as a turning to the right. Follow this until Betts Close will be found on the right and then after a short distance turn left and the property will be found again after a short distance at the end on the left. A "For Sale"

### 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:

\* Beautifully presented throughout.

\* Fantastic position.

\* Ideal for first time buyers.

\* Spacious entrance hall with access to cloakroom comprising WC, wash hand basin and window.

\* Good sized sitting room with large window to front allowing in lots of light.

\* Spacious kitchen/dining room fitted with a range of dark green units with worktop over, integrated appliances include oven and gas hob, dishwasher, fridge freezer, dining area with ample space for table and chairs and patio doors opening to the rear garden.

\* First floor landing with access to airing cupboard, hatch to loft, window to side.

\* The master bedroom is a double with large window to front, built-in wardrobe and access to ensuite.

\* Ensuite comprising shower cubicle, WC and wash hand basin, extractor fan.

\* Bedroom two is a double with space for wardrobes and window overlooking the rear garden.

\* Bedroom three is a single.

\* Family bathroom fitted with a suite comprising bath, WC and wash hand basin, window.

\* Low maintenance rear garden with patio area ideal for table and chairs, the rest laid to lawn, side access to front.

\* Driveway parking for two cars to the front.

### Services

All mains services are connected.

### 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.