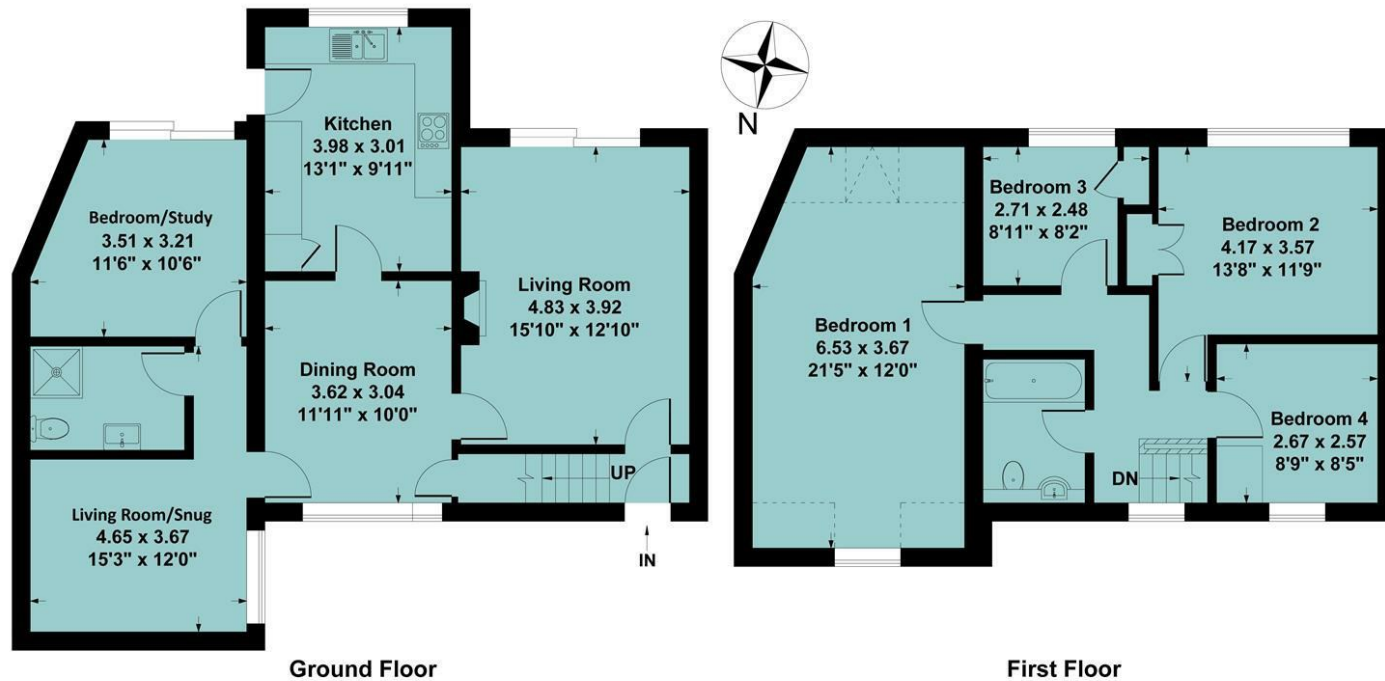


Agents Note

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 = 74.93 sq m / 807 sq ft
 First Floor Approx Area = 60.63 sq m / 653 sq ft
 Total Area = 135.56 sq m / 1460 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			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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.



21 Hastings Close
 Banbury



21 Hastings Close, Banbury, Oxfordshire,
OX16 0SG

Approximate distances
 Banbury town centre 1 mile
 Banbury railway station 1.25 miles
 Chipping Norton 13 miles
 Stratford upon Avon 20 miles
 Leamington Spa 18 miles
 Oxford 24 miles
 Banbury to London Marylebone by rail approx 55 mins
 Banbury to Birmingham by rail approx 50 mins
 Banbury to Oxford by rail approx 17 mins

A SPACIOUS AND EXTENDED FOUR/FIVE BEDROOM SEMI DETACHED HOUSE LOCATED IN A QUIET CUL-DE-SAC, A SHORT WALK FROM LOCAL SCHOOLS, BENEFITTING FROM A GROUND FLOOR ANNEXE

Entrance hall, living room, dining room, kitchen, four bedrooms, family bathroom, annexe comprising: living room/snug, study/bedroom, shower room. Front and rear gardens. Energy rating D.

£365,000 FREEHOLD



Directions

From Banbury Cross proceed along Horsefair and North Bar turning left at the traffic lights onto the Warwick Road (B4100). Travel along the Warwick Road and having passed over the mini roundabout by the shops continue until the left hand turning for Ferndale Road is reached. Turn left into Ferndale Road and at the T-junction take the right hand turning into The Fairway. Follow the road bearing left handed until the right hand turn for Hastings Road is reached. Turn right into Hastings Road and

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 hall with door to living room and stairs to first floor.
- * Living room with gas fire, door to dining room and patio doors to the garden.
- * Dining room with window to front, door to kitchen, door to annexe living room/snug, understairs cupboard.
- * Kitchen fitted with a range of base and eye level units, inset sink, integrated oven with four ring gas hob and extractor fan over, space for free standing American style fridge freezer, space for tumble dryer, space and plumbing for a washing machine and dishwasher, tiled floor, window and door to rear.
- * Annexe living room/snug with window to front, walkway leading to the bedroom/study and door to shower room.
- * Annexe bedroom/study with patio doors to rear.
- * Annexe shower room with walk-in shower cubicle, WC and vanity wash hand basin, part tiled walls, heated towel rail.
- * First floor landing with doors to all room, airing cupboard housing the hot water tank, hatch to loft and window to front,
- * Bedroom one is a large double with window to front and a velux window to rear.
- * Bedroom two is a large double with built-in wardrobe and window to rear.

* Bedroom three is a large single/small double with window to rear and a built-in cupboard housing the boiler.

* Bedroom four is a single with window to front.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, fully tiled walls, heated towel rail.

* The rear garden comprises a patio immediately outside the back door. Steps lead up to a lawned area with a border of trees and bushes. Garden shed. Gated side access..

* To the front there is an enclosed front garden which also has a path to the front door, a gravelled area with a raised bed of herbs and shrubs.

Services

All mains services are connected. The boiler is located in a cupboard in bedroom three.

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.