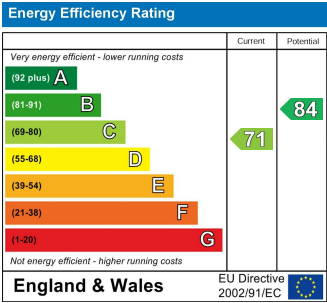


Agents Note

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.



Total Approx. Floor Area 1357 Sq.Ft. (126.08 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



2 Poplar Close  
Banbury





2 Poplar Close, Banbury, Oxfordshire,  
OX16 9EU

Approximate distances  
Banbury town centre 1 mile  
Junction 11 (M40 motorway) 2.5 miles  
Banbury railway station (rear access) 1 mile  
Oxford 21 miles  
Stratford upon Avon 20 miles  
Leamington Spa 19 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 VERY WELL PRESENTED AND SURPRISINGLY  
SPACIOUS DETACHED BUNGALOW IN A CUL-DE-SAC ON  
THE SOUTHERN OUTSKIRTS OF BANBURY OFFERED  
WITH NO ONWARD CHAIN

Porch, hall, sitting room, semi open plan  
kitchen/dining room, inner hall, study/fourth  
bedroom, conservatory, master bedroom with  
dressing room and en-suite, two further bedrooms,  
bathroom, gas ch via rads, uPVC double glazing, off  
road parking for at least three cars, well stocked  
easily managed private rear garden. Energy rating  
C. No onward chain.

£425,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Before leaving Banbury turn left where signposted to Bodicote and follow the signs turning right at the roundabout and travel over the flyover to the mini roundabout and turn right again into Sycamore Drive. After a short distance turn right into Willow Road and Poplar Close will be found on the right. The property will be found after a short distance 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.

The Property

2 POPLAR CLOSE is a brick built detached bungalow which has been extended to provide surprisingly spacious and well presented accommodation. It is tucked away in a relatively small no through road which is conveniently located for the hospital, supermarkets, Banbury and Bodicote.

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:

- \* Surprisingly spacious accommodation including three reception rooms, three bedrooms and two bathrooms.
- \* No onward chain.
- \* Spacious conservatory overlooking the garden.
- \* Semi open plan kitchen/dining room.
- \* Amtico and laminate flooring.
- \* Master bedroom with dressing room and en-suite shower room.

- \* Two further bedrooms and study or fourth bedroom.
- \* Modern fittings throughout.
- \* Gas central heating via radiators, uPVC double glazing and a newly installed boiler with warranty and homeowner's gas safe certificate for all three appliances.
- \* Landscaped and well stocked relatively low maintenance rear garden with a high degree of privacy.
- \* Timber chalet/workshop in the garden.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band E.

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.