



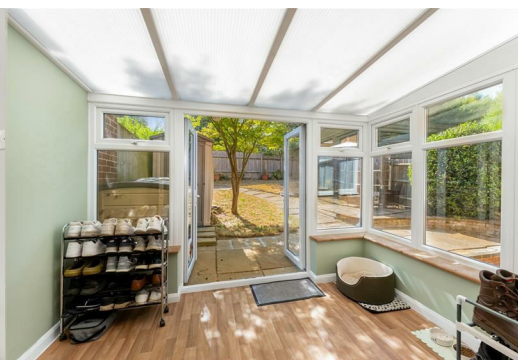
Hydrangea Cottage, 7 Hydrangea Walk

Banbury

A GREAT OPPORTUNITY TO PURCHASE A THREE BEDROOMED HOUSE, IN A POPULAR LOCATION CLOSE TO LOCAL SCHOOLS AND AMENITIES. PLEASANTLY TUCKED AWAY WITH A GOOD SIZED REAR GARDEN AND TWO ALLOCATED CAR PARKING SPACES.

Entrance hall, kitchen, sitting/dining room, conservatory, bathroom, three bedrooms, double glazing, two allocated parking spaces, front and rear gardens, external storage cupboards. Energy rating D.

£257,500 FREEHOLD



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 the living/dining room and stairs to the first floor.
- * Living/dining room with ample space for living and dining furniture, door to the conservatory, door to the kitchen, door to the understairs storage cupboard and window to the rear garden.
- * Dual aspect kitchen fitted with a range of base and eye level units with white fronts and a wood effect work top over, space for all free standing appliances which include washing machine, dishwasher, tumble dryer, oven and fridge freezer, windows to front and rear and tiled splashback.
- * Conservatory which could be used as a dining space if needed with further windows and door to rear garden.
- * First floor landing with doors to all rooms and hatch to loft.
- * Bedroom one is a double with window to rear, space for free standing wardrobes and a built-in storage cupboard over the stairs.
- * Bedroom two is a large single with a window to the rear.
- * Bedroom three is a single with a window to the rear.
- * Family bathroom which has recently been re-fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, part tiled walls and window to the front.
- * The rear garden is mostly laid to lawn with a patio immediately outside the rear doors and a path runs through the middle to the gated rear access where there are two off road parking spaces. To the front there is a large lawned area and a path leads to the front door where there is an external storage cupboard.

Services

All mains services are connected. The boiler is located in the cupboard under the stairs.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: D

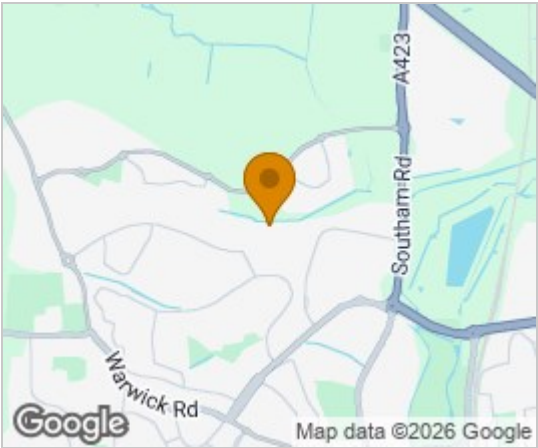
A copy of the full Energy Performance Certificate is available on request.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

