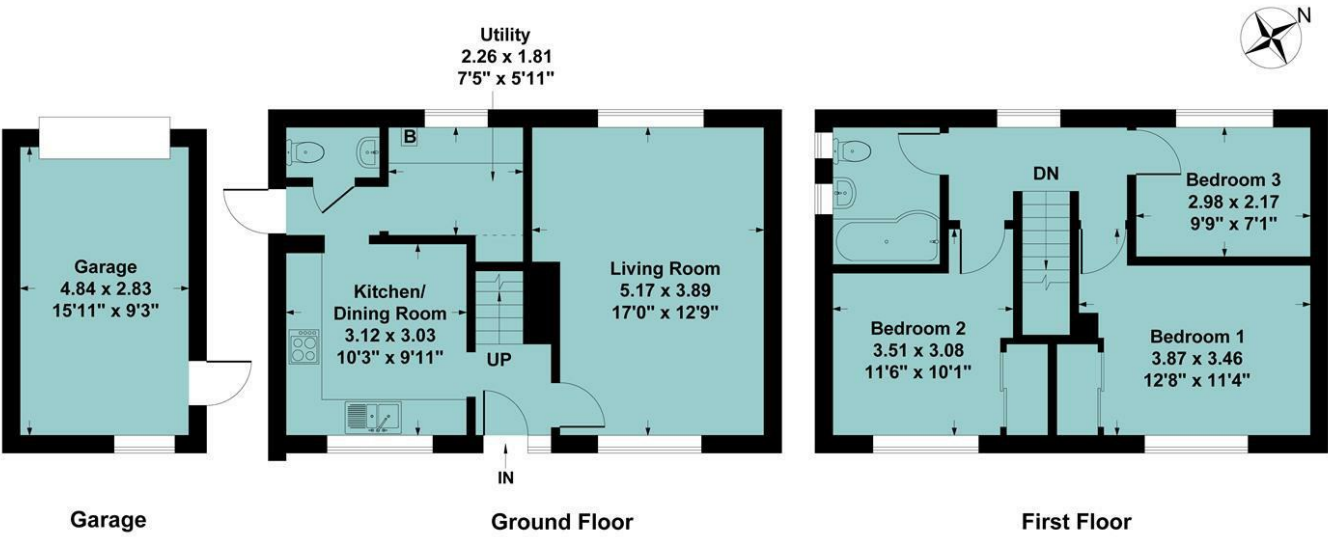


Agents Note

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

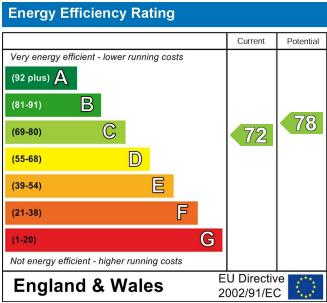
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 41.46 sq m / 446 sq ft
First Floor Approx Area = 41.46 sq m / 446 sq ft
Garage Approx Area = 13.69 sq m / 147 sq ft
Total Area = 96.61 sq m / 1039 sq ft

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

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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.



347 Bretch Hill
Banbury



347 Bretch Hill, Banbury, Oxfordshire,
OX16 0JD

Approximate distances
Banbury town centre 1.5 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 25 miles
Stratford upon Avon 20 miles
Leamington Spa 20 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 THREE BEDROOM SEMI DETACHED HOME IDEAL
FOR FIRST TIME BUYERS WITHIN WALKING DISTANCE
TO SHOPS AND SCHOOLS

Entrance hall, living room, kitchen/dining room,
large storage room, downstairs WC, three
bedrooms, bathroom, front and rear gardens,
garage. Energy rating C.

£260,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction via West Bar into Broughton Road. At the roundabout turn right into Woodgreen Avenue and at the next roundabout turn left into The Fairway. After approximately 400 yards turn left into Prescott Avenue. Continue along this road and then take a left at the end onto Bretch Hill. The property will be found after a short distance on the right hand side.

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:

- * Ideal for first time buyers.
- * Good sized garden.
- * Entrance hall with stairs to first floor.
- * Downstairs WC with wash hand basin and WC.
- * Spacious dual aspect sitting room.
- * Kitchen diner fitted with a range of wall and base mounted units, integrated oven and hob, space for under counter fridge freezer, ample space for table and chairs.
- * Behind the kitchen is a large storage area housing the gas fired boiler.
- * First floor landing with window to the rear aspect.
- * Two double bedrooms both benefitting from built-in wardrobes.

- * Further single bedroom with window overlooking the rear garden.
- * Bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin and two windows.
- * Spacious rear garden comprising patio area with covered section ideal for table and chairs, steps lead up to a path with access to gravelled area. To the rear of the garden there is access to the single garage.
- * The garage is accessed via Dover Avenue with metal up and over door.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band B.

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.