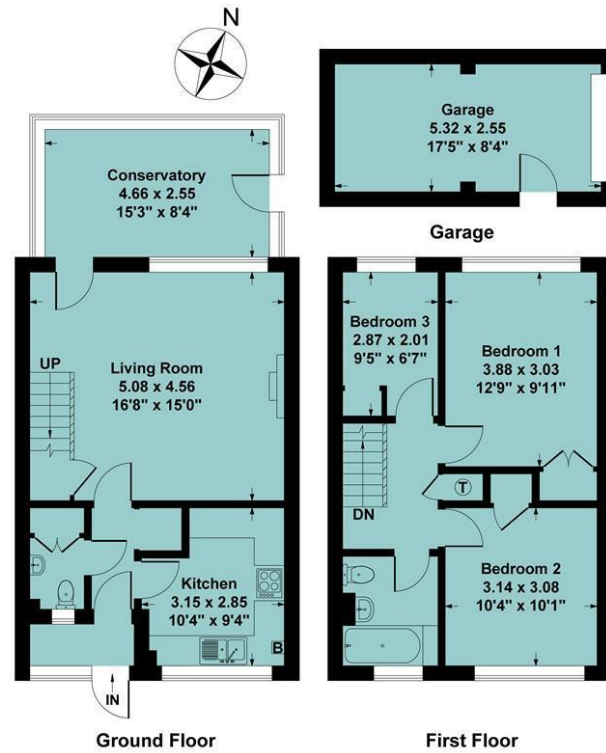


**Agents Note**

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 = 52.69 sq m / 567 sq ft  
 First Floor Approx Area = 39.92 sq m / 430 sq ft  
 Garage Approx Area = 13.56 sq m / 146 sq ft  
 Total Area = 106.17 sq m / 1143 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			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)  
 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.



6 Garden Close  
 Banbury



# 6 Garden Close, Banbury, Oxfordshire, OX16 2NB

## Approximate distances

Banbury town centre 0.7 miles  
Banbury railway station 1.4 miles  
M40 (junction 11) 2.3 miles  
Oxford 23 miles  
Banbury to London Marylebone by rail approx. 65 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM END OF TERRACE HOUSE LOCATED A SHORT WALK FROM THE TOWN CENTRE AND LOCAL AMENITIES BENEFITTING FROM A GARAGE AND DRIVEWAY PARKING**

**Entrance porch, entrance hall, kitchen, living room, conservatory, downstairs WC, three bedrooms, family bathroom, rear garden, garage and driveway parking. Energy rating D.**

**£289,000 FREEHOLD**



## Directions

From Banbury town proceed in a northwesterly direction along the Warwick Road (B4100). Follow the road as it bears around to the right. Just after the Texaco garage turn right into Foundry Street. Continue along this road as it bears around to the left and becomes Nursery Drive. Follow Nursery Drive until you see Garden Close as a turning on the right hand side. The property will be found in the far left hand corner of the cul-de-sac.

## 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 porch with further door to entrance hall.
- \* Entrance hall with doors to the living room, downstairs WC and kitchen, recessed area with space for fridge freezer,
- \* Kitchen fitted with a range of base and eye level units with white gloss fronts and a wooden worktop over, inset double sink, space for cooker, space and plumbing for washing machine and dishwasher, window to front, tiled splashback.
- \* Downstairs WC with WC, wash hand basin, part tiled walls, small storage cupboard and window to front.
- \* Living room with door to conservatory, understairs storage, electric fireplace with ornamental surround and mantle, stairs to first floor,
- \* Conservatory with lights, power and electric heater, windows and door to garden.
- \* First floor landing with doors to all rooms, airing cupboard and hatch to loft.
- \* Bedroom one is a double with large window overlooking the rear garden and a built-in wardrobe.
- \* Bedroom two is a double with large window to front and a built-in wardrobe.
- \* Bedroom three is a single with a window to the rear.

\* Family bathroom fitted with a white suite comprising bath with shower over, WC, wash hand basin, part tiled walls, heated towel rail and window to the front.

\* The rear garden is low maintenance with a large patio area and pathway leading to the garage door. There is a border of planted beds, bushes and shrubs and a small lawned area. Gated side access leads to the front and a personal door to the garage.

\* Garage with lights, power and up and over door.

\* To the front there is off road parking on the block paved driveway.

## Services

All mains services are connected. The boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band C.

## 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.

