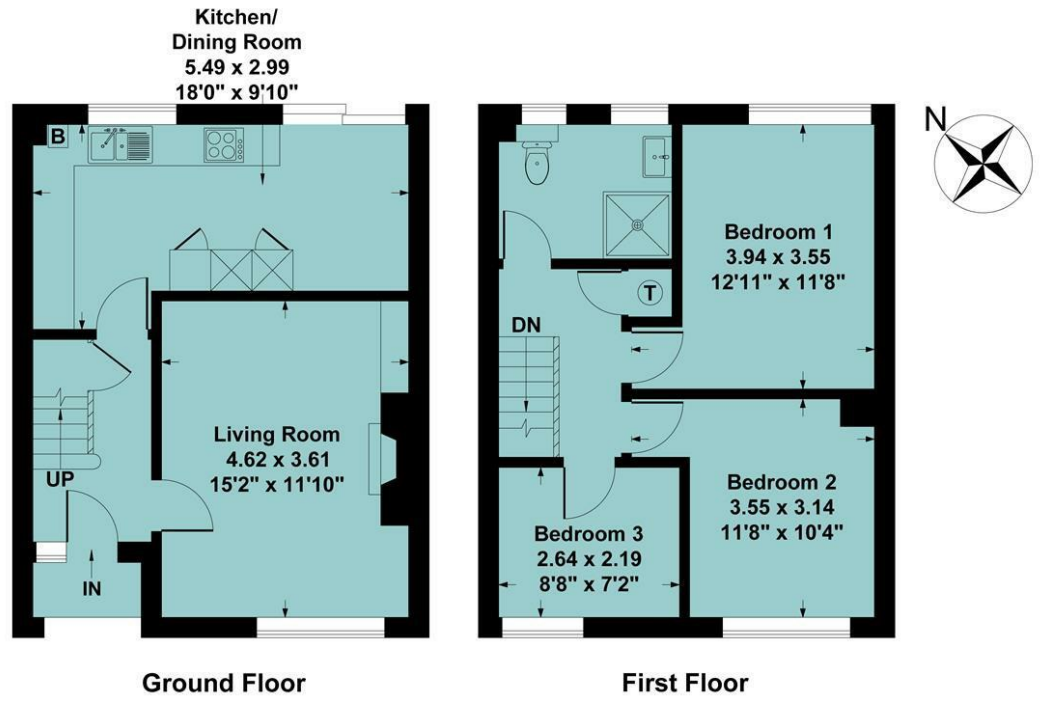


Agents Note

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 = 39.52 sq m / 425 sq ft
 First Floor Approx Area = 39.52 sq m / 425 sq ft
 Total Area = 79.04 sq m / 850 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		73	79
(55-68) D			
(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.



36 Goodrington Close
 Banbury



36 Goodrington Close, Banbury, Oxfordshire, OX16 0DB

Approximate distances

Banbury town centre 0.75 miles

Oxford 21 miles

Leamington Spa 18 miles

Stratford upon Avon 19 miles

Junction 11 (M40 motorway) 2.5 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

A MODERN AND WELL MAINTAINED THREE BEDROOM FAMILY HOME LOCATED A SHORT WALK FROM THE TOWN CENTRE AND OFFERED TO THE MARKET CHAIN FREE

Entrance hall, living room, kitchen/dining room, three bedrooms, family bathroom, rear garden, driveway parking, no upward chain. Energy rating C.

£280,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). Turn left after the petrol station into Boxhedge Road and at the mini roundabout turn right into Union Street and then first left into Townsend. Take the second turning on the right into Goodrington Close and the property will be found as the second house on the right hand side. A "For Sale" board has been erected for ease of identification.

Sitation

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 doors to the living room and kitchen/dining room, understairs storage, stairs to first floor and laminate flooring.

* Living room with large window to front, electric fire with ornamental surround, recessed shelving and laminate flooring.

* Kitchen/dining room with a range of white gloss base and eye level units with worktop over, tiled splashback, built-in oven, microwave and fridge freezer, four ring gas hob and extractor, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, inset sink, window and patio doors to garden, ample space for table and chairs, laminate flooring.

* First floor landing with doors to all rooms, door to airing cupboard and hatch to loft.

* Bedroom one is a double with window to rear.

* Bedroom two is a double with window to front.

* Bedroom three is a large single with window to front.

* Bathroom comprising WC, vanity wash hand basin, double walk-in shower cubicle, part tiled walls, tiled flooring, heated towel rail and two windows to rear.

* The rear garden is mostly paved with a small lawned area and steps lead down to a garden shed and gated rear access.

* To the front there is a driveway with off road parking for two cars.

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.

