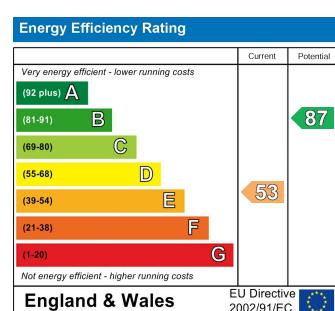


Agents Note

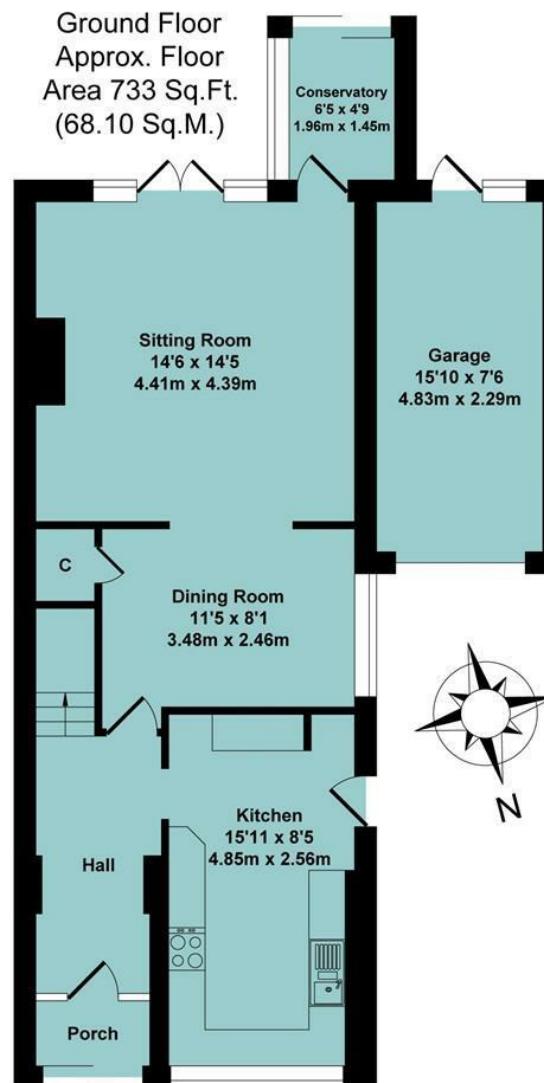
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

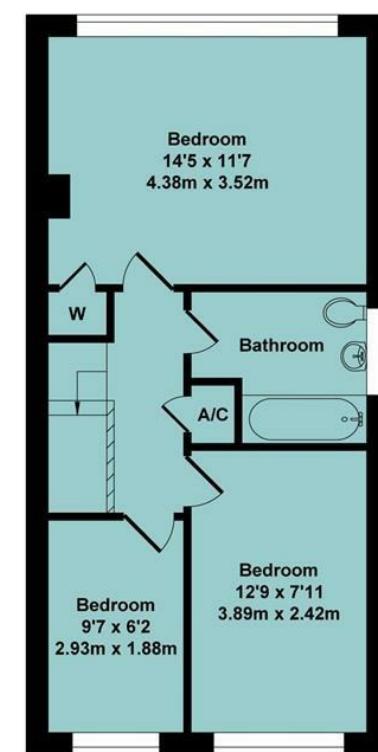
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor
Area 733 Sq.Ft.
(68.10 Sq.M.)



First Floor
Approx. Floor
Area 453 Sq.Ft.
(42.10 Sq.M.)



Total Approx. Floor Area 1186 Sq.Ft. (110.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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Ombudsman



79 Hillview Crescent
Banbury

Anker

79 Hillview Crescent, Banbury, Oxfordshire, OX16 1BW

Approx distances

Banbury town centre 1.2 miles
Banbury railway station 2 miles
Junction 11 (M40) 2.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

A THREE BEDROOM SEMI DETACHED HOME LOCATED IN A VERY POPULAR LOCATION NEAR PRIMARY SCHOOL AND SHOPS

Entrance porch, entrance hall, kitchen, sitting room, dining room, lean-to, three bedrooms, bathroom, garden, garage, driveway. Energy rating E.

£315,000 FREEHOLD



Directions

From Banbury Cross proceed along Horse Fair and North Bar turning left at the traffic lights into the Warwick Road (B4100). Continue along the Warwick Road until the mini roundabouts are reached and on the second mini roundabout turn right into Ruscote Avenue and take the first turning left into Sinclair Avenue. Take the next turning on the right into Hillview Crescent and continue along the road passing Nuffield Drive on the right hand side. The property will then be found after a short distance on the left hand side and can be recognised by our "For Sale" board.

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:

- * Offered with no onward chain.
- * South facing garden, garage and driveway.
- * Entrance porch leading into entrance hall.
- * Entrance hall with stairs to first floor, door into kitchen and dining room.
- * Kitchen having a range of wall and base mounted units, space and plumbing for washing machine and tumble dryer, space for fridge, integrated oven, door to driveway.
- * Good sized dining room having ample space for table and chairs, access to understairs cupboard. Opening onto the sitting room which has a gas fireplace and overlooks the rear garden. Access from the sitting room to a lean to conservatory having door to rear garden.
- * First floor landing with access to attic and airing cupboard.

* Good sized main bedroom with exposed wood floor.

* Second bedroom also a double, bedroom three is a single.

* Bathroom comprising a panelled bath, WC and wash hand basin.

* Rear garden with a small patio area, mostly laid to lawn.

* Driveway to the front for at least two vehicles. Single garage with up and over door.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: E

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.

