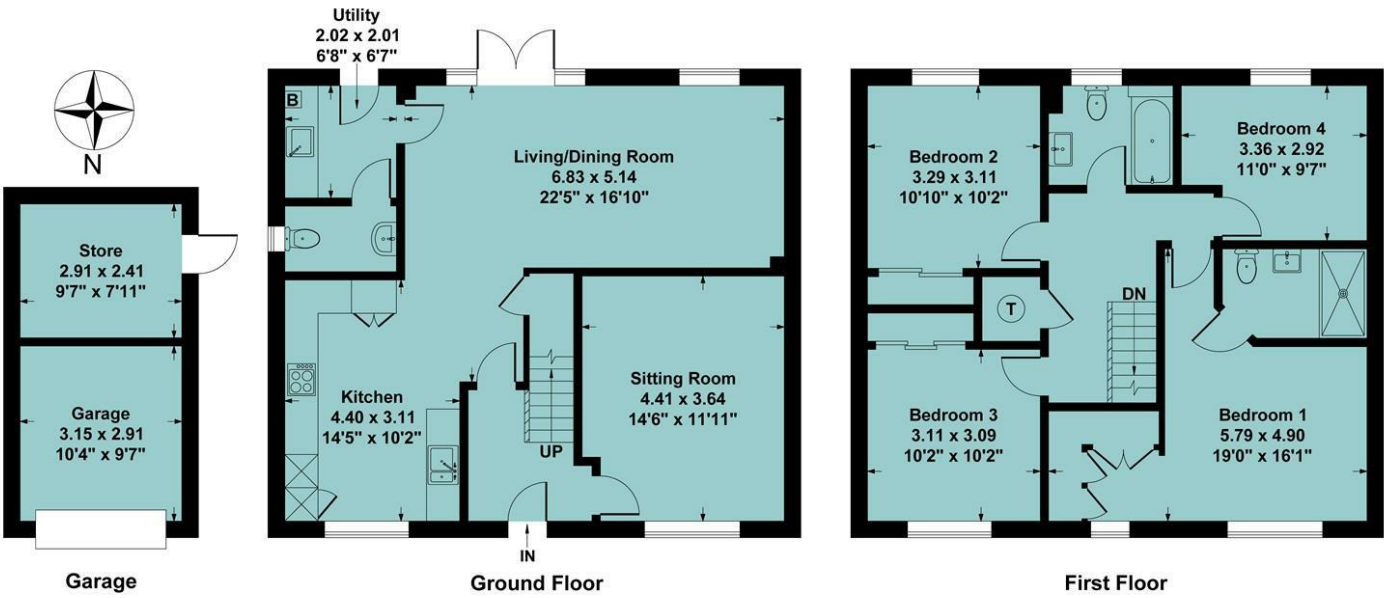


Agents Note

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 = 70.48 sq m / 759 sq ft
First Floor Approx Area = 70.48 sq m / 759 sq ft
Garage Approx Area = 16.61 sq m / 179 sq ft
Total Area = 157.57 sq m / 1697 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		
(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.



11 Bateman Close
Banbury



11 Bateman Close, Banbury, Oxfordshire,
OX16 9XQ

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 3.3 miles
Chipping Norton 12 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles

PRESENTED TO THE MARKET CHAIN FREE AND IN TURNKEY CONDITION IS THIS IMMACULATE FOUR BEDROOM DETACHED PROPERTY BENEFITTING FROM NUMEROUS UPGRADED FITTINGS THROUGHOUT WITH A MASTER BEDROOM WITH ENSUITE, A LARGE LIVING/KITCHEN/FAMILY SPACE PLUS A LANDSCAPED REAR GARDEN

Entrance hall, living room, kitchen/dining/family room, utility, downstairs WC, four double bedrooms, ensuite and family bathroom, front and rear gardens, garage and driveway parking. Energy rating B.

£520,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road. Take the second turning on the right into Bateman Close and at the T-junction at the end of the road turn left. The property will be found as the first house on the left.

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 porcelain tiled flooring, door to the living room, door to the kitchen/dining/family room, space for coats and shoes, stairs to first floor.
- * Living room with window to front, ample space for furniture, fitted shutter blinds.
- * Kitchen/dining/family room accessed from the entrance hall with porcelain tiled flooring continued. Kitchen area fitted with a range of base and eye level units, upgraded Silestone quartz worktop, integrated Siemens appliances which include double oven, four ring induction hob and extractor, fridge freezer and dishwasher, one and a half bow sink unit with instant boiling water tap, larder cupboard, upgraded downer spotlights, window to front with fitted shutter blinds, understairs storage cupboard, opening to the dining/family space.
- * Dining/family area with the porcelain flooring continues, ample space for table and chairs, space for further lounge furniture, French door and window to rear garden both with fitted shutter blinds, door to utility.
- * Utility with units to match the kitchen, inset sink, space for washing machine, space for tumble dryer, door to rear garden, door to cloakroom.
- * Cloakroom with WC and wash hand basin, part tiled walls, window to side.
- * First floor landing with doors to all rooms and hatch to loft, airing cupboard housing the hot water tank and shelved storage.
- * The master bedroom is a double with a window to the front with fitted shutter blinds, custom built fitted wardrobes and ensuite comprising a large walk-in shower, WC and wash hand basin with a wall mounted storage unit beneath, heated towel rail, tiled walls and flooring.
- * Bedroom two is a double with window to rear having fitted shutter blinds and built-in wardrobes with mirrored fronts.
- * Bedroom two is a double with window to front having fitted shutter blinds and built-in wardrobes with mirrored fronts.
- * Bedroom four is a double with window to rear having fitted shutter blinds.
- * Family bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, tiled flooring and walls, heated towel rail, window to rear with shutter blinds.

- * The rear garden has been landscaped with a porcelain patio immediately outside the back doors leading to a further patio seating area to the rear behind the garage. There is a large lawned area with a border of planted beds, bushes and shrubs. Personal door to the rear of the garage. Two outside power points. Outside tap.
- * To the front of the property there is a driveway for at least three vehicles.
- * Garage with electric up and over door, light and power. The back half of the garage has been partitioned off for storage.
- * There is an Estate Management charge of £271.19 per year

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

Local Authority
Cherwell District Council. Council tax band F.

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

Energy rating: B
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.