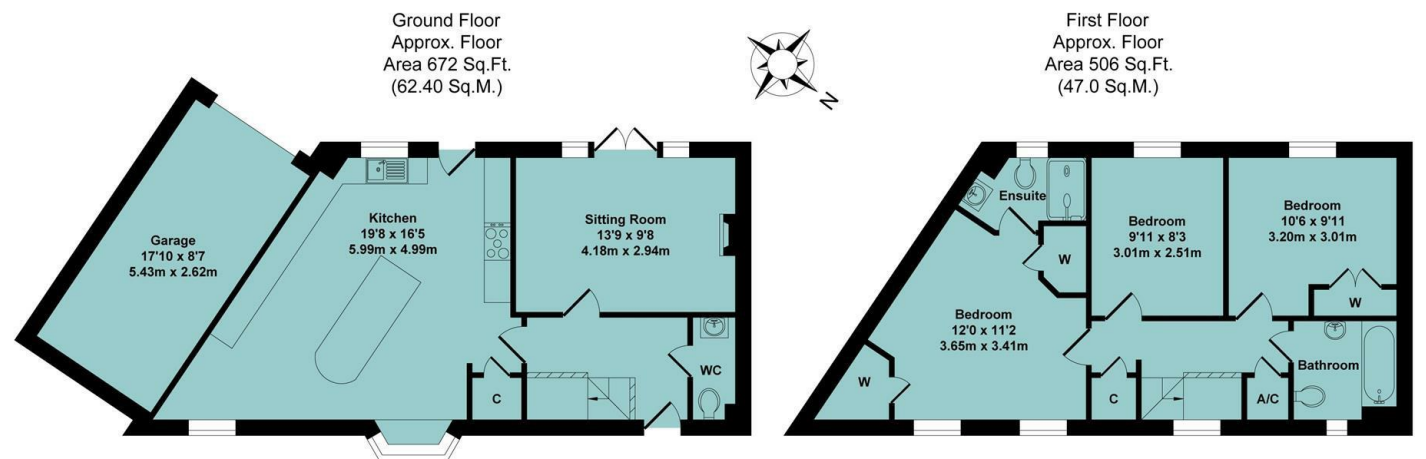


Agents Note

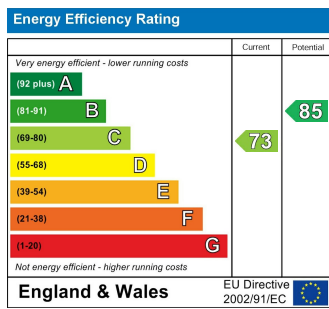
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 1178 Sq.Ft. (109.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



01295 271414 ankerandpartners.co.uk 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.



16 Winter Gardens Way
Banbury



16 Winter Gardens Way, Banbury, Oxfordshire, OX16 1UT

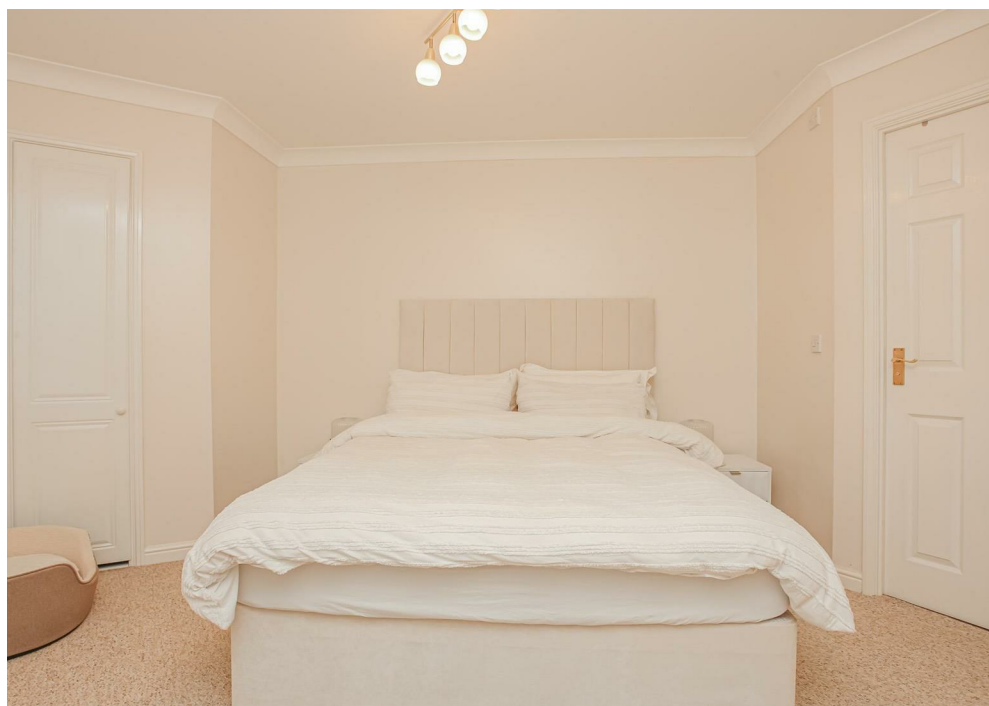
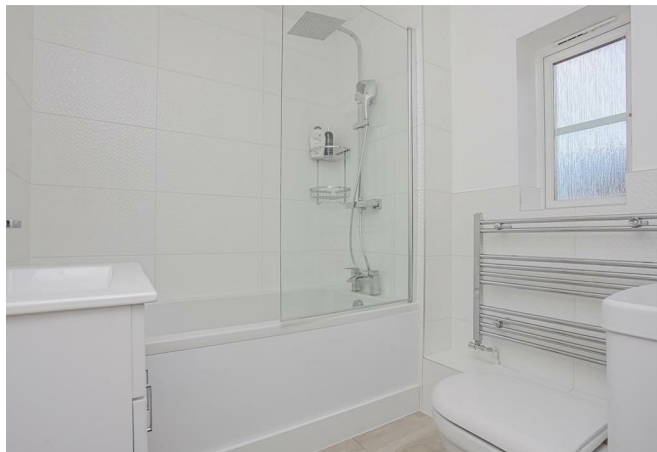
Approximate distances

Banbury town centre 2 miles
Banbury train station 2 miles
Oxford 22 miles
Stratford upon Avon 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 RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON THE POPULAR HANWELL FIELDS DEVELOPMENT AND BENEFITTING FROM A MODERN KITCHEN/DINER, AN ENSUITE TO THE MASTER BEDROOM AND A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/diner, downstairs WC, three bedrooms, family bathroom and ensuite, rear garden, garage and off road parking. Energy rating C.

OFFERS IN EXCESS OF £350,000 FREEHOLD



Directions

From Banbury proceed in a Northerly direction along the Southam Road (A423). Travel to the outskirts and turn left onto Dukes Meadow Drive. Continue straight on at the next three mini roundabouts and at the fourth turn left into Winter Gardens Way. The property will be found on the right hand side after a short distance.

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 doors lounge, kitchen/diner and cloakroom, stairs to first floor, window to front, laminate flooring.

* Lounge with French doors opening to rear garden, electric fireplace with ornamental surround, laminate flooring.

* Dual aspect kitchen/diner with bay window and window seat, further window to the front, window and door to rear. A range of white gloss base and eye level units with worktop over, kitchen island with breakfast bar, integrated appliances include Samsung fridge freezer, Smeg double oven, five ring gas hob and extractor over, Bosch dishwasher, microwave and washing machine, laminate flooring, tiled splashback, corner cupboard housing the gas fired boiler.

* Downstairs cloakroom with WC and wash hand basin.

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

* Master bedroom with two windows to front, two built-in wardrobes and access to ensuite which has recently been refurbished and is fitted with a double shower cubicle, WC and vanity wash hand basin, heated towel rail, tiled walls and window to rear.

* Bedroom two is a double with window to rear.

* Bedroom three is a large single/small double with window to rear which is currently being used as a dressing room with built-in wardrobes and storage, window to rear.

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

* The rear garden is low maintenance and mainly paved with two flower beds. Gated side access which leads to off road parking in front of the garage. The garage is fitted with an electric roller door with light and power.

Services

All mains services are connected. The wall mounted gas fired boiler is located in a kitchen cupboard.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

Viewing

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