



33 Longworth Close

Banbury

A THREE BEDROOM DETACHED HOME WITH TWO RECEPTION ROOMS, ENSUITE AND FAMILY BATHROOM, BEING IDEALLY PLACED FOR ACCESS TO THE M40

Entrance hall, cloakroom, living room, dining room, kitchen, utility, three bedrooms, ensuite, family bathroom, garage, driveway, rear garden. Energy rating D.

£365,000 FREEHOLD



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:

- * A three bedroom detached home.
- * Separate living room and dining room.
- * Kitchen, separate utility room, and ground floor cloakroom.
- * Entrance hall with window to front and door to living room.
- * Light and airy living room with window to front, gas fire, stairs to first floor and double doors opening to the dining room.
- * Dining room with ample space for table and chairs and doors opening to the rear garden.
- * Kitchen fitted with a range of wall and base mounted units with worktop over, integrated oven and hob with extractor over, space for under counter fridge freezer, window overlooking the rear garden.
- * Utility room with space and plumbing for washing machine and door to side.
- * Ground floor cloakroom with WC, wash hand basin and window to side.
- * First floor landing with window to side and airing cupboard.
- * The master bedroom is a double with built-in wardrobes and drawers and window overlooking the rear garden.
- * Ensuite comprising walk-in shower cubicle, WC, wash hand basin and window.
- * The second bedroom is a double with space for wardrobe and window to front.
- * Bedroom three is a single currently being used as an office.
- * Family bathroom fitted with a suite comprising bath with shower attachment over, WC and wash hand basin, part tiled walls and window to side.
- * Low maintenance rear garden with patio area ideal for table and chairs with the remainder being laid to lawn. Access to shed and gated side access.
- * To the front of the property is a driveway and access to garage with up and over door.

All mains services are connected. The gas fired boiler is located in the garage.

Local Authority

Cherwell District Council. Council tax band D.

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.

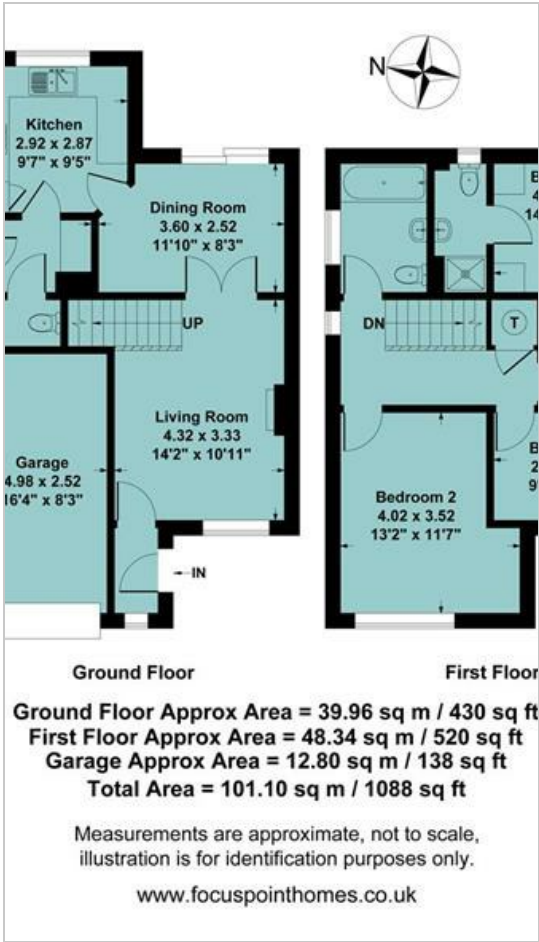
Anti Money Laundering Regulations

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.

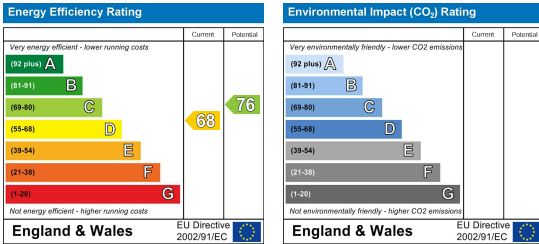
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.