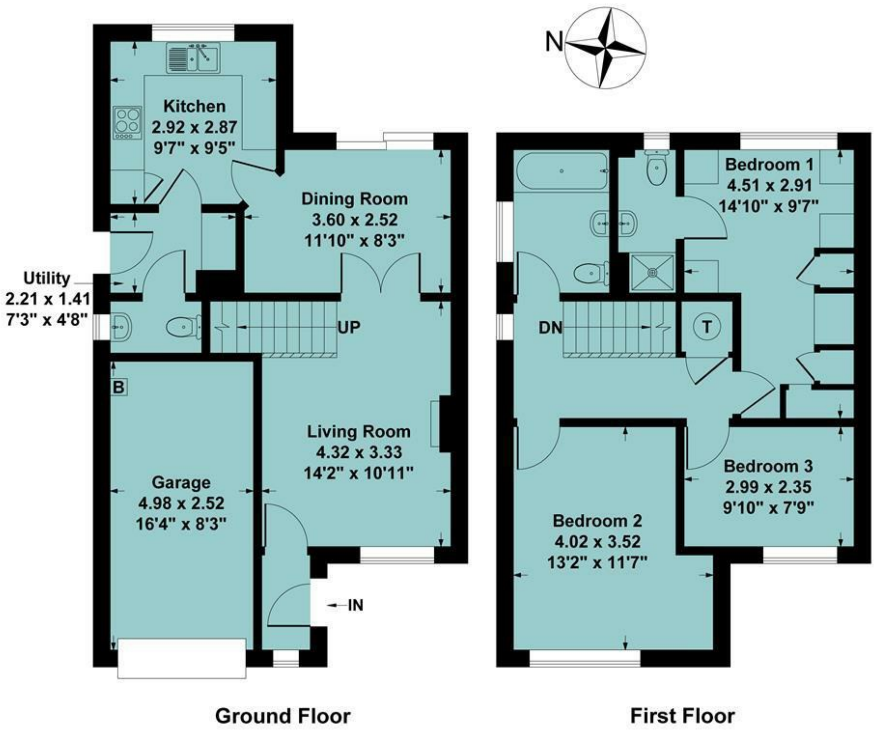
Agents Note

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

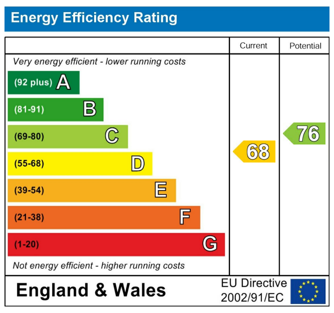
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 39.96 sq m / 430 sq ft
First Floor Approx Area = 48.34 sq m / 520 sq ft
Garage Approx Area = 12.80 sq m / 138 sq ft
Total Area = 101.10 sq m / 1088 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

33 Longworth Close
Banbury

Anker

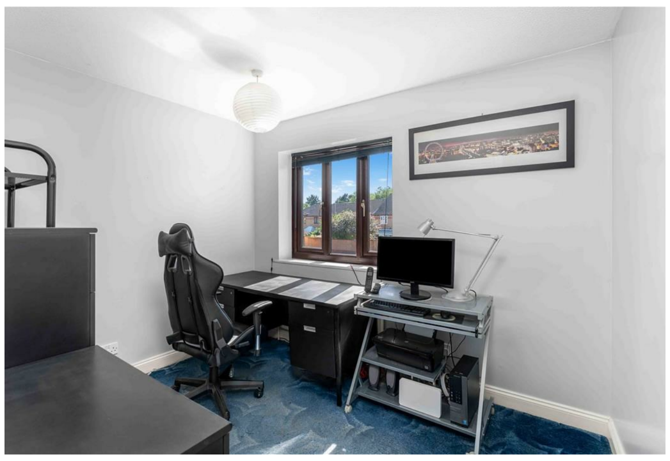
33 Longworth Close, Banbury,
Oxfordshire, OX16 3WN

Approximate distances
Banbury town centre 1 mile
Junction 11 M40 Motorway 0.75 miles
Banbury train station 0.75 miles
Oxford 25 miles
Stratford upon Avon 22 miles
Leamington Spa 20 miles
Banbury to London Marylebone by rail 65 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

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.

£375,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Travel towards the outskirts of town and turn left at the traffic lights by Tesco Express into Daventry Road. Continue to the mini roundabout and bear left into Manor Road and at the next mini roundabout bear right into Grimsbury Green. Continue along this road and turn left at the T-junction into Longworth Close. Continue to the bottom of the road, take a left and number 33 will be found on

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.