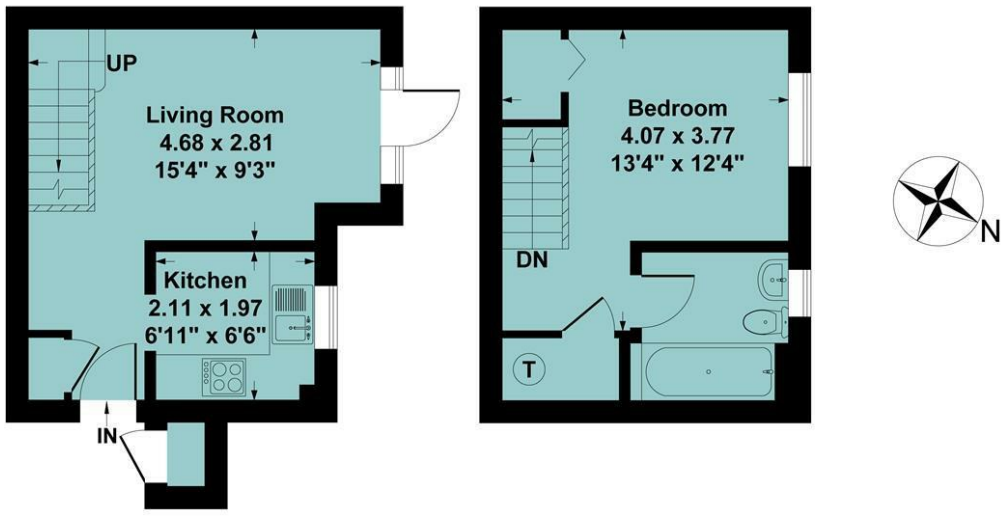
Agents Note

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

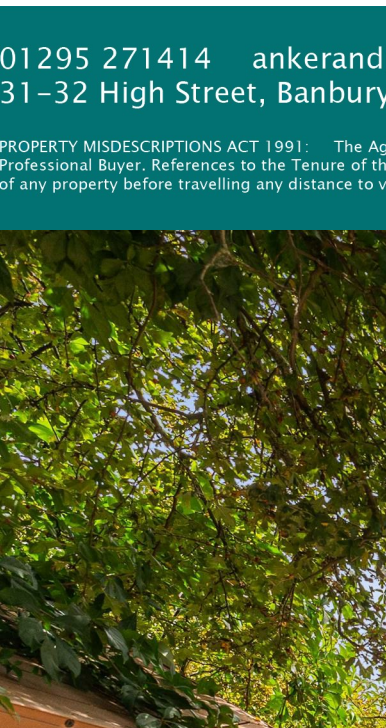
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 21.35 sq m / 230 sq ft
First Floor Approx Area = 18.75 sq m / 202 sq ft
Total Area = 40.10 sq m / 432 sq ft

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

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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.

82 Winchelsea Close
Banbury

Anker

82 Winchelsea Close, Banbury, Oxfordshire, OX16 1XQ



Approximate distances
Banbury town centre 1.2 miles
Junction 11 (M40 motorway) 2.5 mile
Banbury railway station 2.25 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL PRESENTED ONE BEDROOM HOME LOCATED IN A QUIET CUL-DE-SAC AND BENEFITTING FROM A PRIVATE REAR GARDEN AND ALLOCATED PARKING

Entrance hall, living room, kitchen, bedroom, bathroom, front and rear gardens, allocated parking. Energy rating D.

£180,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Towards the outskirts of the town turn right at the roundabout into Highlands. After the chicane take the first turning on the left onto Rother Road then take the second turning on the right hand side into Winchelsea Close. The property will be located on foot by following the numbering system.

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 storage cupboard, opening to the living room and opening to the kitchen.

* Kitchen fitted with a range of base and eye level units with worktop over, inset sink, integrated oven and four ring electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer, window to the rear garden.

* Living room with door to the rear garden, space for furniture and stairs to the first floor.

* First floor landing with large storage cupboard housing the hot water tank, opening to the bedroom and door to the bathroom.

* The bedroom is a double with a built-in wardrobe and a window to the rear.

* Bathroom with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to the rear.

* Outside the rear garden is mostly laid to lawn with a patio immediately outside the rear doors. There is gated side access as well as a gate to the rear which leads straight on to the allocated parking.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band A.

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 £35 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.