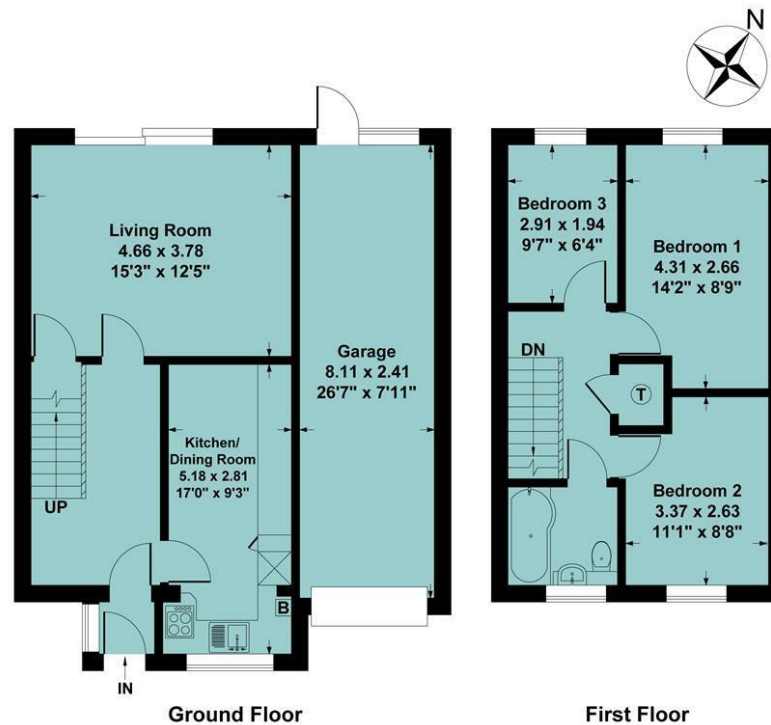


Agents Note

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 = 40.95 sq m / 441 sq ft
 First Floor Approx Area = 36.72 sq m / 395 sq ft
 Garage Approx Area = 19.54 sq m / 210 sq ft
 Total Area = 97.21 sq m / 1046 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		89	90
(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.



9 Hillside Close
 Banbury



9 Hillside Close, Banbury, Oxfordshire, OX16 9YT

Approximate distances

Banbury town centre 1.75 miles
Banbury railway station (rear access) 1 mile
Junction 11 (M40 motorway) 2.25 miles
Oxford 22 miles
Stratford upon Avon 22 miles
Leamington Spa 21 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 THREE BEDROOM SEMI-DETACHED HOME LOCATED ON THE EVER POPULAR CHERWELL HEIGHTS DEVELOPMENT IDEAL FOR FIRST TIME BUYERS

Entrance hall, kitchen/dining room, living room, three bedrooms, bathroom, garage, driveway, rear garden. Energy rating B.

£320,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left before the flyover where signposted to Cherwell Heights. Bear left into Bankside and take the second left into Chatsworth Drive. Follow the road around for approximately ¼ of a mile until Hillside Close will be found as a turning to the right. Number 9 can be found almost immediately on the left hand side.

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 semi detached home.
- * Ever popular Cherwell Heights development.
- * Complete new roof installed in 2023.
- * Walking distance to two primary schools, The Chatsworth pub/restaurant, Co-op shop and fish and chip/Chinese takeaways.
- * Entrance porch opening to entrance hall with stairs to first floor and built-in understairs storage.
- * Kitchen/dining room with wall and base-mounted units incorporating a sink and drainer, double oven, gas hob, space and plumbing for dishwasher, space for under counter fridge and freezer, space for table and chairs, window to front.
- * Light and airy lounge with patio doors opening to the rear garden and access to understairs storage cupboard.
- * First floor landing with access to airing cupboard.
- * The master bedroom is a double with space for wardrobes and window overlooking the rear garden.
- * The second bedroom is also a double with space for wardrobes.
- * Further single bedroom ideal for use as home office.
- * Fully tiled bathroom fitted with a suite comprising bath

with shower over, WC, vanity wash hand basin and window.

* Well maintained rear garden with ample space for table and chairs, ideal for entertaining. Vegetable patch. Access to the garage.

* To the front of the property steps lead to the front door. Off-road parking and access to the garage.

* The property benefits from solar panels which are on a high feed-in tariff meaning the owners pay very low bills in the summer months.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.