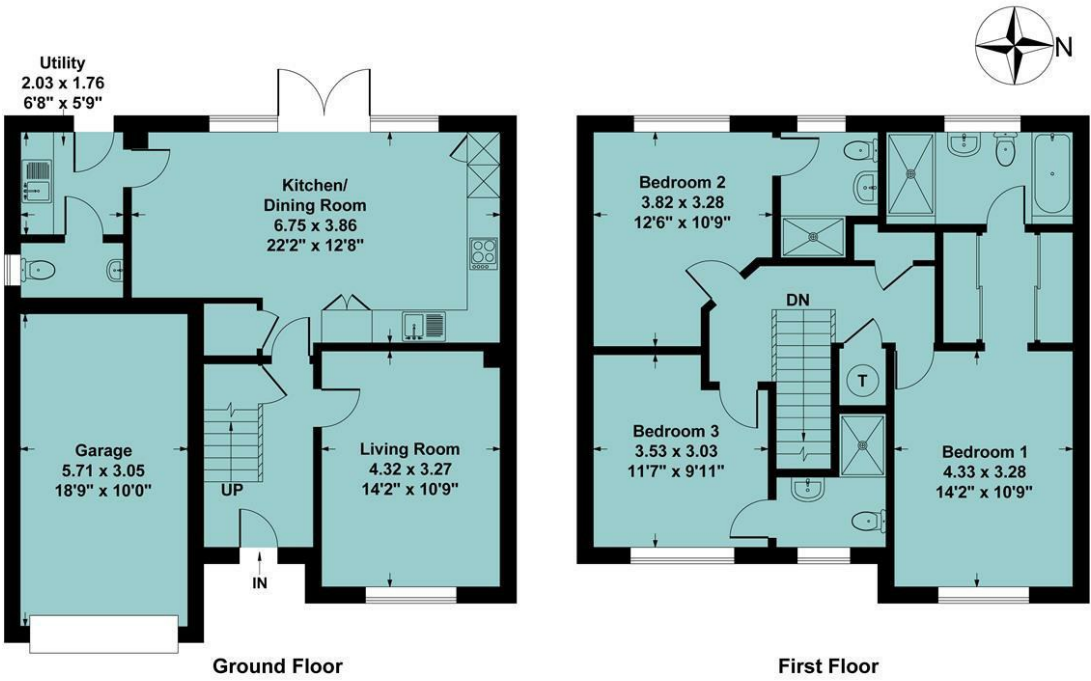


Agents Note

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

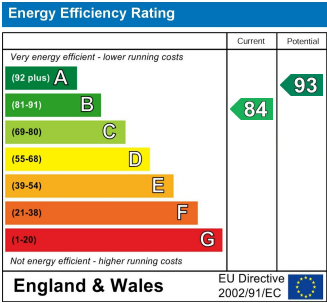
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 53.84 sq m / 580 sq ft
First Floor Approx Area = 69.14 sq m / 744 sq ft
Garage Approx Area = 17.41 sq m / 187 sq ft
Total Area = 140.39 sq m / 1511 sq ft

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

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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.



8 Selby Close
Banbury



8 Selby Close, Banbury, Oxfordshire, OX16 9ZG

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 3.3 miles
Chipping Norton 12 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles

A MODERN THREE BEDROOM DETACHED PROPERTY BENEFITTING FROM THREE ENSUITE BATHROOMS, A LARGE KITCHEN DINER PLUS A GARAGE AND DRIVEWAY PARKING LOCATED IN A QUIET CUL-DE-SAC ON A POPULAR NEW BUILD DEVELOPMENT

Entrance hall, living room, kitchen/diner, utility, downstairs WC, three double bedrooms, three ensuite bathrooms, rear garden, garage and driveway parking. Energy rating B.

Offers in excess of £475,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road. Continue to the end of Tyrrell Road and take the last turning on the left into Selby Close. The property will be found on the right 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:

* Entrance hall with doors to the living room and kitchen diner, understairs storage and stairs to the first floor.

* Living room with large window to the front.

* Kitchen diner with a range of base and eye level units as well as a large larder cupboard. Integrated fridge freezer, double oven, four ring electric hob with extractor over, integrated dishwasher, large area for table and chairs and additional space for further furniture, patio doors to garden, door to utility.

* Utility with units to match the kitchen, space and plumbing for a washing machine, space for tumble dryer, door to rear garden and door to downstairs WC.

* Downstairs WC with WC, wash hand basin and window to side.

* First floor landing with doors to all rooms. and hatch to loft.

* The master bedroom is a large double with a window to the front, a walk through dressing area with built-in wardrobes and an ensuite comprising a four piece white suite with bath, large walk-in shower cubicle, WC and wash hand basin, part tiled walls and window to rear.

* Bedroom two is also a double with a window to the rear and an ensuite comprising double shower cubicle, WC and wash hand basin, heated towel rail and window to rear.

* Bedroom three is also a double with window to front and an ensuite comprising walk-in shower cubicle, WC and wash hand basin, heated towel rail and window to front.

* The rear garden is mostly laid to lawn with a patio seating area immediately outside the rear doors. A gate at the side leads to the front of the property.

* Small lawned area to front. Garage with up and over door, light and power. Off road parking on the driveway for two cars.

Services

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

Agent's note

There is an estate charge of approximately £112 per annum.

Local Authority

Cherwell District Council. Council tax band E.

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.