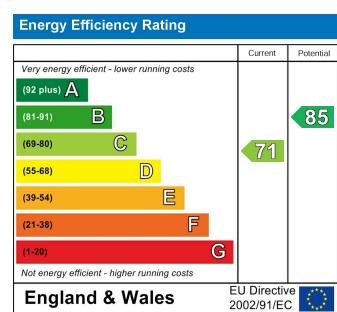


## Agents Note

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.



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31 Foscote Rise  
Banbury

Anker

# 31 Foscote Rise, Banbury, Oxfordshire, OX16 9XS

## Approximate distances

Banbury town centre 0.5 miles  
Banbury train station 0.25 miles  
Chipping Norton 13 miles  
Oxford 24 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Oxford by rail 17 mins approx.  
Banbury to Birmingham by rail 50 mins approx.

**A VERY WELL PRESENTED DETACHED THREE DOUBLE BEDROOM HOUSE IN A DESIRABLE NO THROUGH ROAD ON THE SOUTH SIDE OF TOWN CONVENIENTLY LOCATED FOR SUPERMARKETS, HOSPITAL, TOWN CENTRE AND RAILWAY STATION**

Hall, cloakroom, sitting room, dining room, kitchen/breakfast room, conservatory, main bedroom with ensuite shower room, two further double bedrooms, bathroom, gas ch via rads, uPVC double glazing, beautifully tended manageable gardens, no upward chain. Energy rating C.

£389,950 FREEHOLD



## Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and Foscote Rise will be found as the second turning on the right. Follow the road and the numbering system. The property will be found on the left hand side and can be recognised by our "For Sale" board.

## 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 modern brick built detached house constructed in 1984 and has only had one owner.
- \* Very well presented throughout and extended to the side elevation.
- \* Occupying a manageable and attractive plot which has been very well maintained.
- \* Conveniently located for access to amenities including supermarkets, hospital, railway station and town centre.
- \* The well proportioned accommodation includes two ground floor reception rooms and three double bedrooms.
- \* Practicalities include a ground floor cloakroom and ensuite shower room to the spacious main bedroom.
- \* A conservatory was added approximately 9 years ago which has access to the garden and power connected.

\* Generous off road parking on the driveway and a single garage with window, power and light connected.

\* It should be noted that the grassed area between the road and front garden is not owned but the vendors have, with the permission of Banbury Town Council, maintained it which could continue if a new owner wished to do so.

## Services

All mains services are connected. The wall mounted Ideal gas fired boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: C

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.

