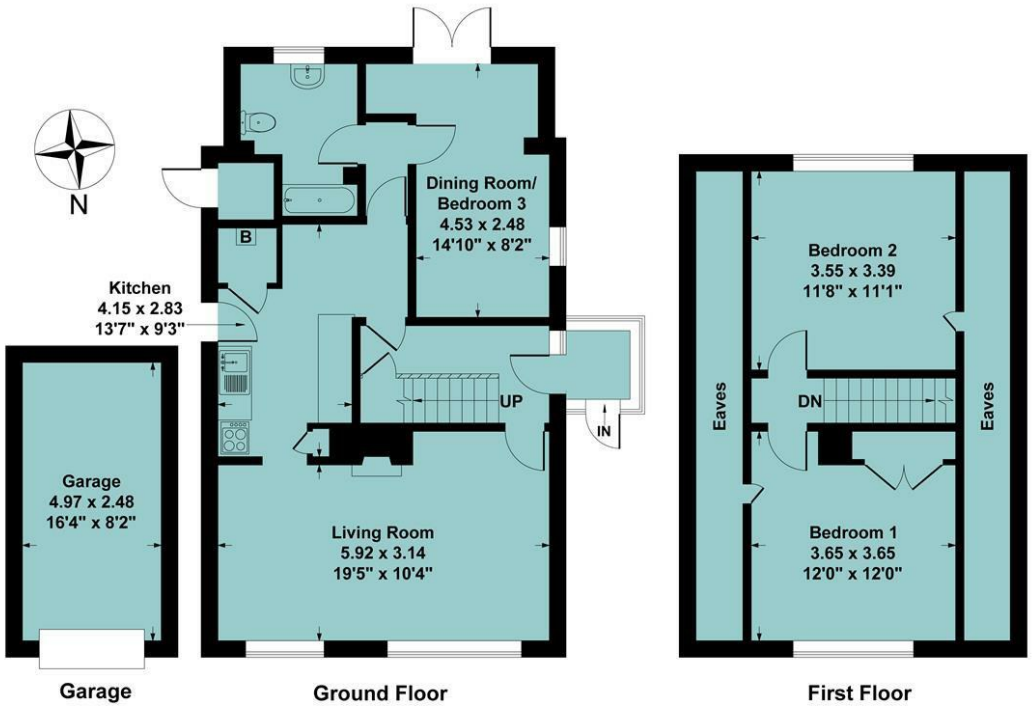
Agents Note

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

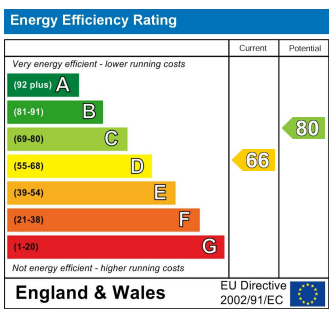
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 62.24 sq m / 670 sq ft
First Floor Approx Area = 30.62 sq m / 330 sq ft
Garage Approx Area = 12.32 sq m / 133 sq ft
Total Area = 105.18 sq m / 1133 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

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.



16 Leigh Grove
Banbury

Anker

16 Leigh Grove, Banbury, Oxfordshire, OX16 9LN



Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 1.25 miles
Junction 11 (M40 motorway) 2.25 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 19 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 DETACHED CHALET BUNGALOW LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND A GOOD RANGE OF LOCAL AMENITIES OFFERED WITH NO ONWARD CHAIN

Entrance hall, living room, kitchen, three bedrooms, downstairs bathroom, front and rear gardens, driveway, garage. Energy rating D.

Offers in excess of £325,000 FREEHOLD











Directions

From Banbury town centre proceed along West Bar and before continuing into Broughton Road turn left into Beargarden Road and immediately right into Kingsway. Take the first turning left into Leigh Grove and follow the road and the property will be found after a short distance on the right hand side and can be recognised by our "For Sale" Board.

Situation
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 floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Offered with no onward chain.

* Entrance hall with stairs to first floor and access to understairs storage cupboard.

* Spacious living room with two windows to the front.

* Kitchen with wall and base mounted units with space for cooker, space and plumbing for washing machine, space for fridge freezer, cupboard housing gas fired boiler door to side.

* Downstairs bathroom fitted with a suite comprising bath, WC, wash hand basin and window.

* Ground floor single bedroom with window and door opening onto the rear garden.

* On the first floor are two double bedrooms one with window to front and the other with window to rear.

* The rear garden has a small patio area ideal for table and chairs, the remainder is mostly laid to lawn with a range of various shrubs.

* To the front of the property there is a lawned front garden also with various shrubs. Driveway parking leading to garage with up and over door.

Services
All mains services are connected. The gas fired boiler is located in a cupboard 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: 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.