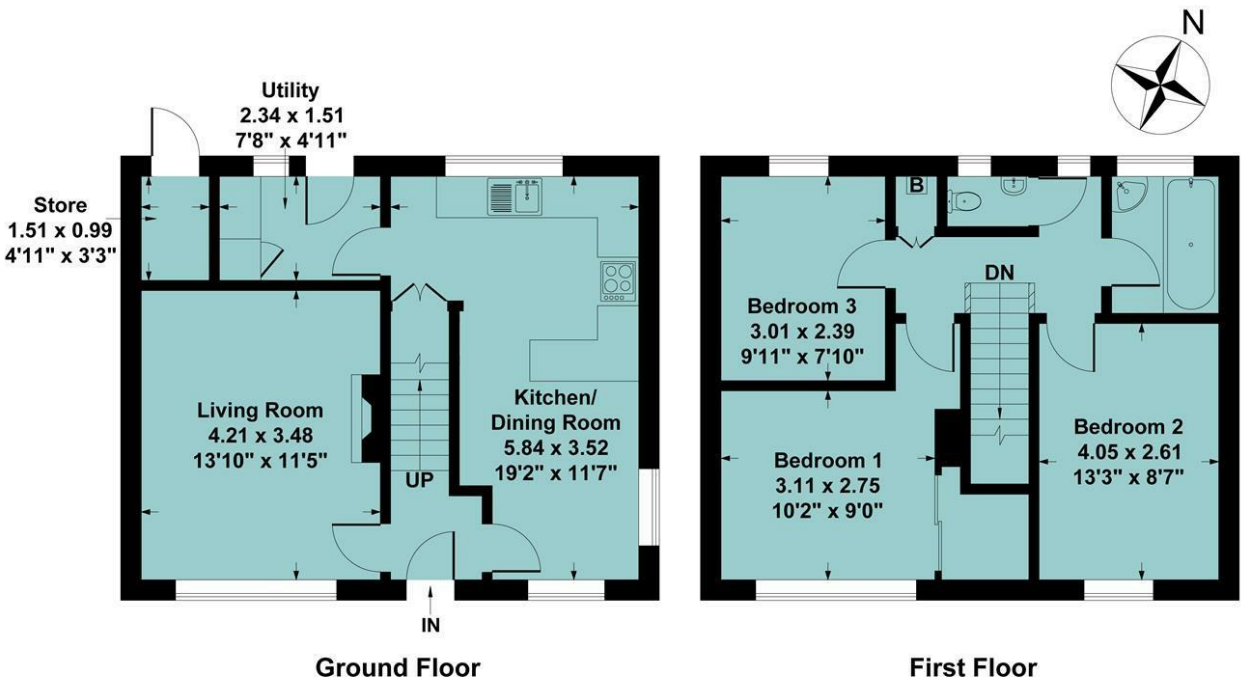
Agents Note

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

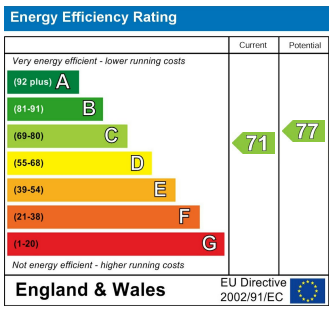
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 42.49 sq m / 457 sq ft
First Floor Approx Area = 42.49 sq m / 457 sq ft
Total Area = 84.98 sq m / 914 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.



24 Margaret Close
Banbury

Anker

24 Margaret Close, Banbury, Oxfordshire, OX16 0QD



Approximate distances
Banbury town centre 0.5 miles
Banbury train station 1 miles
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A SPACIOUS THREE BEDROOM END OF TERRACE HOUSE LOCATED IN A QUIET CUL-DE-SAC CLOSE TO LOCAL SCHOOLS AND AMENITIES BENEFITTING FROM A KITCHEN DINER PLUS A GENEROUS REAR GARDEN AND DRIVEWAY PARKING

Entrance hall, living room, kitchen/dining room, utility, three bedrooms, bathroom with separate WC, external store, rear garden and driveway parking. Energy rating C.

£280,000 FEREEHOLD











Directions

From the centre of Banbury proceed in a westerly direction along Broughton Road and at the roundabout turn right into Woodgreen Avenue. Proceed to the next roundabout and continue straight on into Orchard Way. Continue until Edmunds Road is found as a turning to the left. Take the first left turning into Margaret Close and follow the road straight on past the right hand turning, number 24 is the first house on the corner on the right hand side of the second turning.

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 door to the living room, door to the kitchen/dining room and stairs to first floor.

* Living room with electric fireplace and ornamental surround, large window to the front.

* Dual aspect kitchen/dining room with windows to side and rear. The dining area has ample space for a table and chairs and a window to the side. The kitchen area has a range of base and eye level units with white fronts and a dark worktop over, space for fridge freezer, space for cooker, extractor hood, inset sink, space and plumbing for a dishwasher, window to rear, understairs storage cupboard, tiled splashback and door to the utility.

* Utility with full length cupboard and integrated worktop with built-in shelving, space and plumbing for washing machine, tiled splashback and door to rear garden.

* First floor landing with doors to all rooms, airing cupboard housing the boiler, window to rear.

* Bedroom one is a double with a walk-in wardrobe that extends over the entrance hall and window to the front. Access to the loft using the fitted pull down loft ladder.

* Bedroom two is a double with space for free standing wardrobes and a window to the front.

* Bedroom three is a single with a window to the rear.

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

* Separate WC with WC, wash hand basin, part tiled walls and window to the rear.

* The rear garden comprises a patio area, gated side access and steps lead up to a further patio with pergola and a large area of lawn.

* To the front is a block paved driveway for two cars.

Services

All mains services are connected. The boiler is located in the airing cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band B.

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 £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.