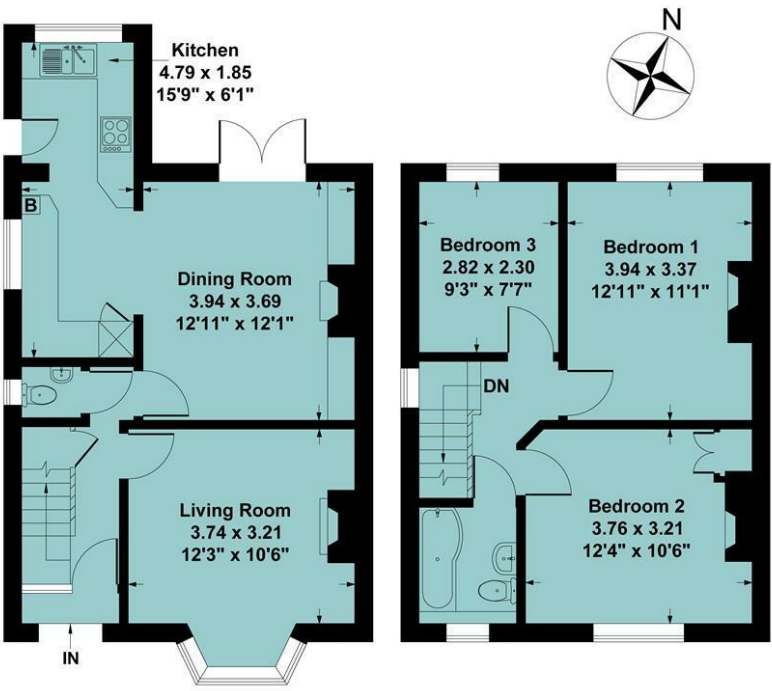


Agents Note

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.

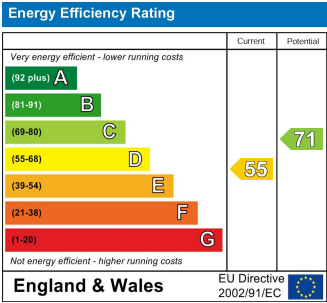
Referral fees

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 = 45.43 sq m / 489 sq ft
First Floor Approx Area = 40.13 sq m / 432 sq ft
Total Area = 85.56 sq m / 921 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.



31 Horton View
Banbury



31 Horton View, Banbury, Oxfordshire,
OX16 9HW

Approximate distances
Banbury town centre 1 mile
Horton Hospital 0.4 miles
Sainsbury's supermarket 0.4 miles
Banbury railway station (rear entrance) 1.2 miles
M40 (Junction 11) 2 miles
Stratford 20 miles
Oxford 24 miles

A CHARACTERFUL THREE BEDROOM SEMI DETACHED HOME LOCATED ON THE SOUTH SIDE OF BANBURY CLOSE TO SUPERMARKETS, HORTON HOSPITAL AND RAILWAY STATION

Entrance hall, living room, dining room, kitchen, downstairs WC, three bedrooms, bathroom, driveway, rear garden. Energy rating D.

£385,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction along the Oxford Road. Continue along this road for approximately ½ a mile and turn right opposite The Horton Hospital into Horton View. Follow this road and after a short distance the property will be found on the right hand side. A "For Sale" board has ben erected for ease of identification.

Banbury

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:

- * Recently redecorated throughout.
- * Character features.
- * Driveway parking.
- * Walking distance to supermarkets, The Horton Hospital, town centre and railway station.
- * Entrance hall with stairs to first floor.
- * Light and airy sitting room with bay window to front, decorative fireplace and picture rails.
- * Dining room with ample space for table and chairs, picture rails, fireplace built with built-in shelving to either side, wood flooring and doors opening to the rear garden.
- * Kitchen comprising of a range of base and wall mounted units with integrated oven and hob, fridge, freezer and washing machine, window and door to rear.
- * Downstairs cloakroom with WC, wash hand basin and window.
- * First floor landing with window to side and hatch to loft.
- * The master bedroom is a double with picture rails, fireplace, wood flooring and window overlooking the rear garden.
- * The second bedroom is also a double with built-in wardrobe, picture rails, fireplace and window to front.

- * Third single bedroom with window overlooking the rear garden.
- * Bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin, heated towel rail, part tiled walls and floor, window to front.
- * The rear garden is mature and comprises a range of shrubs and trees., a large block paved area ideal for table and chairs and a large lawned area. Gated access to front.
- * To the front of the property is a spacious driveway.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Viewing

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

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.