



72 Kingerlee Road

Banbury

A THREE BEDROOM TOWNHOUSE LOCATED NEAR LOCAL SCHOOLS AND WITHIN WALKING DISTANCE TO AMENITIES

Entrance hall, kitchen, downstairs WC, living/dining room, three bedrooms, ensuite, family bathroom, rear garden, garage and parking. Energy rating B.

£362,500 FREEHOLD



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:

- * Three bedroom townhouse.
- * Beautifully presented throughout.
- * Only five years old.
- * Near local primary and secondary schools.
- * Walking distance to Sainsbury's local and The Steamhouse.
- * Spacious entrance hall with access to useful understairs storage cupboard.
- * Beautiful kitchen with white wall and base mounted units with worktop over, integrated appliances include double oven and four ring hob, fridge and freezer, dishwasher and washing machine.
- * Light and airy living/dining room with ample space for table and chairs, patio doors opening to the rear garden.
- * Downstairs WC with half height tiling, WC, wash hand basin and heated towel rail.
- * On the first floor is a double bedroom with two windows overlooking the rear garden with space for wardrobe.
- * Third bedroom currently being used as an office.
- * Family bathroom fitted with a suite comprising bath with shower and tiled surround, wash hand basin, WC and extractor fan.
- * On the top floor is the master suite with window to front, access to eaves storage and door to ensuite.
- * Ensuite comprising shower cubicle, WC, wash hand basin and skylight.
- * The rear garden is mostly laid to lawn with patio area ideal for table and chairs and gated access to parking and garage.
- * Single garage with light and power and driveway in front for one car.

Annual estate charge of approximately £230.25 per annum.

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: B

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

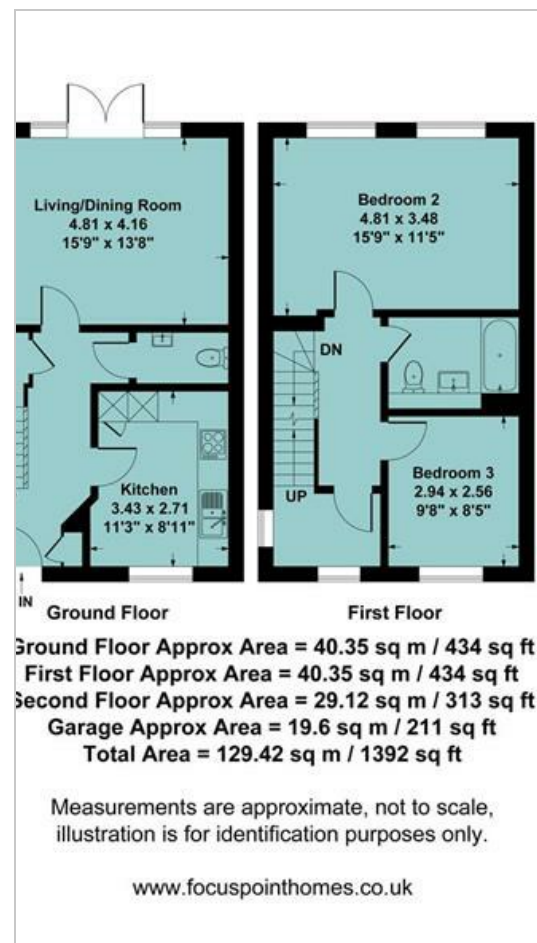
Anti Money Laundering Regulations

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.

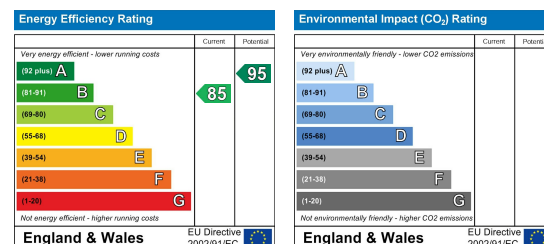
Area Map



Floor Plans



Energy Efficiency Graph



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