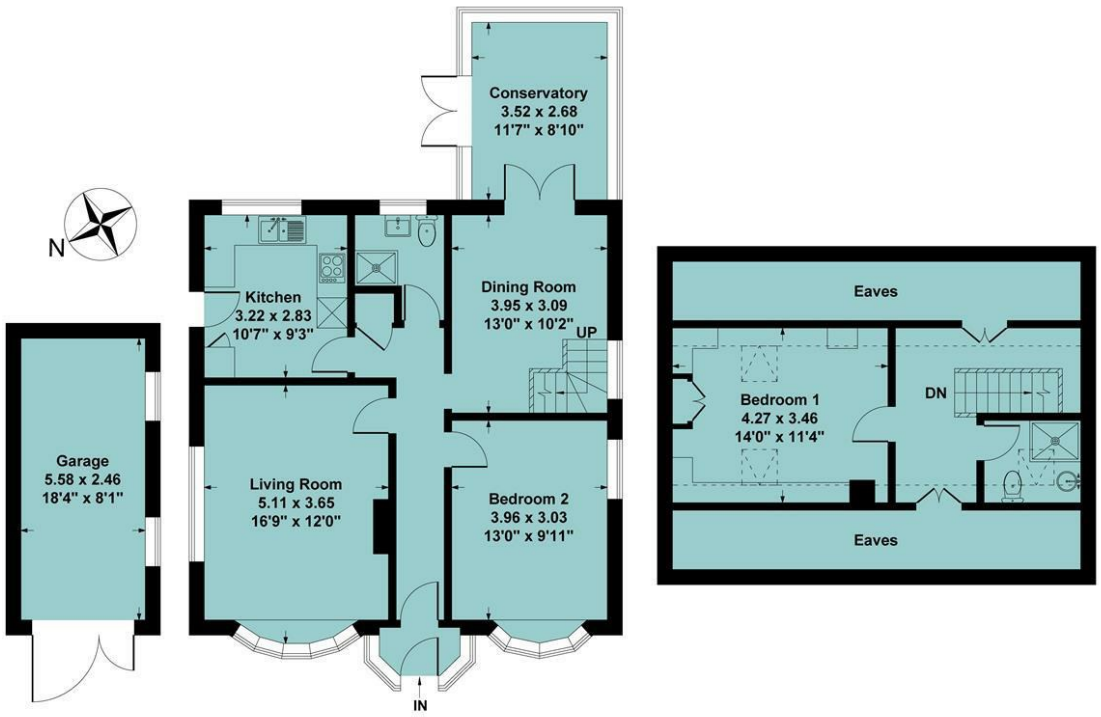
Agents Note

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

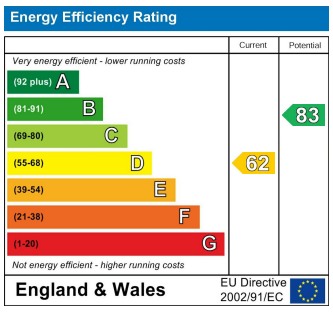
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 77.26 sq m / 831 sq ft
First Floor Approx Area = 27.99 sq m / 301 sq ft
Garage Approx Area = 13.72 sq m / 148 sq ft
Total Area = 118.97 sq m / 1280 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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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.



Step A Side, Sinclair Drive
Banbury

Anker

Step A Side, Sinclair Drive, Banbury, Oxfordshire, OX16 1BH



Approximate distances
Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A TUCKED AWAY DETACHED CHALET BUNGALOW OCCUPYING A GENEROUS PLOT WITH OFF ROAD PARKING AND GARAGE

Hall, sitting room, dining room, conservatory, kitchen, ground floor double bedroom and bathroom, first floor double bedroom and shower room, good sized level rear garden. Energy rating D.

£350,000 FREEHOLD











Directions

From Banbury town centre proceed along the Warwick Road (B4100). Turn right at the mini roundabout opposite the arcade of shops into Ruscote Avenue and take the first turning left into Sinclair Avenue. Follow the road toward the top of Sinclair Drive will be found as a turning to the left hand side. The property will be found on the left and can be recognised by our "For Sale" board.

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 rare opportunity to acquire a detached chalet bungalow in this small tucked away cul-de-sac.

* With flexible accommodation on two floors and a generous level plot this property has much to offer.

* Double aspect living room.

* Separate dining room or ground floor bedroom as required.

* Further ground floor double bedroom.

* Conservatory.

* Kitchen with window to rear overlooking the garden.

* Ground floor bathroom.

* First floor bathroom and shower room.

* Driveway providing extensive off road parking space leading to a garage with power and light connected and window to the side.

* Generous rear garden with a large patio, lawn, further paved seating area with attractive pergola and balustrades.

Services
All mains services are connected.

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.