

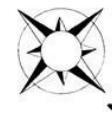
Agents Note

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.

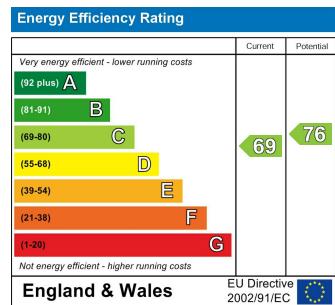
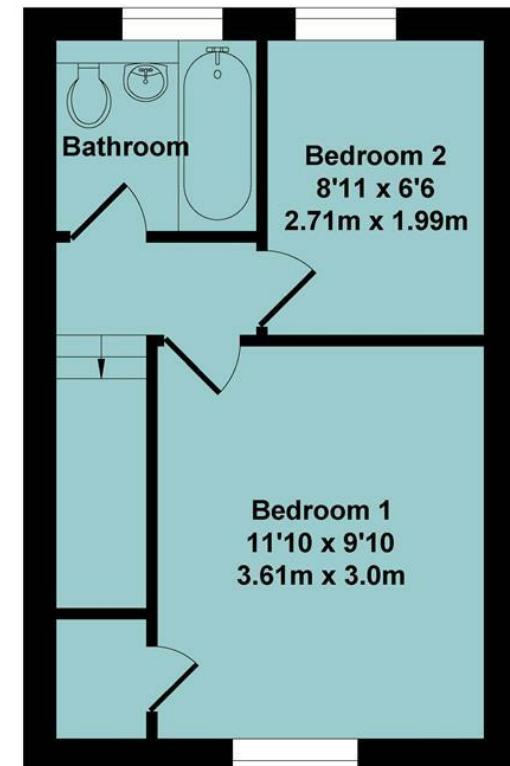
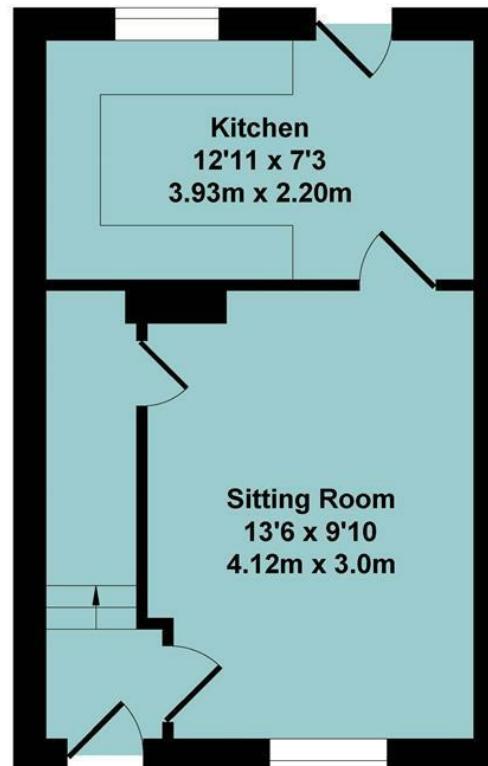
Referral fees

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. Floor
Area 271 Sq.Ft.
(25.20 Sq.M.)



First Floor
Approx. Floor
Area 271 Sq.Ft.
(25.20 Sq.M.)



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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.



47 Hillside Close
Banbury

Anker

Approximate distances

Banbury town centre 1.75 miles
Banbury railway station (rear access) 1 mile
Junction 11 (M40 motorway) 2.25 miles
Oxford 22 miles
Stratford upon Avon 22 miles
Leamington Spa 21 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 TWO BEDROOM SEMI DETACHED HOME LOCATED
AT THE END OF A TUCKED AWAY NO THROUGH ROAD
ON THE HIGHLY SOUGHT AFTER CHERWELL HEIGHTS
ESTATE WITH PARKING**

Entrance hall, sitting room, kitchen, two bedrooms, bathroom, rear garden, parking space, southwest facing garden, gas central heating, double glazing. Energy rating C.

£250,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left hand before the flyover where signposted to Cherwell Heights. Bear left into Bankside and take the second left into Chatsworth Drive. Follow the road around for approximately $\frac{1}{4}$ of a mile until Hillside Close will be found as a turning to the right. Number 47 is located at the top on the left hand side.

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:

- * A rare opportunity to purchase a two bedroom semi detached house at the end of a tucked away no through road on the highly sought after Cherwell Heights estate with parking.
- * New boiler.
- * Parking space.
- * Entrance hall with stairs to first floor and door to sitting room.
- * Sitting room with window to front and access to understairs cupboard.
- * Kitchen/diner which was installed in October 2018 with a range of base and eye level units, integrated oven and hob, space for fridge freezer, space for washing machine, door to garden, space for table and chairs.
- * First floor landing with hatch to loft.



* The master bedroom is a double with space for wardrobe and access to airing cupboard housing the gas fired boiler.

* Further single bedroom.

* Bathroom fitted with a suite comprising bath with electric shower over, WC, wash hand basin, shaver point and radiator.

* Good size, south west facing rear garden with patio, lawn, access to shed and gated side access. To the front of the property is a parking space.

Services

All mains services are connected. The recently installed gas fired boiler is located in the airing cupboard in the bedroom.

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 £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.