

Agents Note

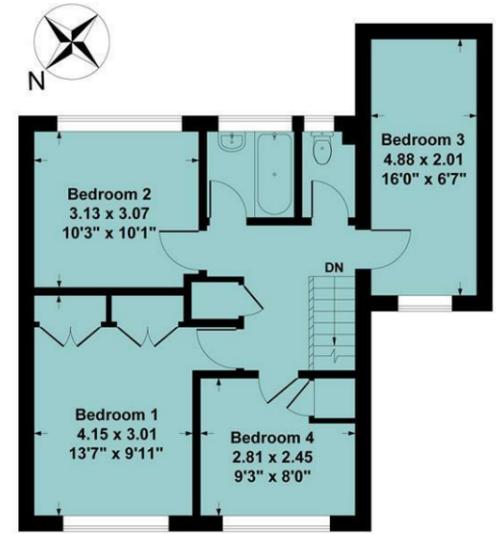
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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



First Floor

Ground Floor Approx Area = 66.40 sq m / 715 sq ft

First Floor Approx Area = 55.40 sq m / 596 sq ft

Total Area = 121.80 sq m / 1311 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



29 Wood End
Banbury



29 Wood End, Banbury, Oxfordshire, OX16 9ST

Approximate distances

Banbury town centre 0.5 miles
Banbury railway station 0.75 miles on foot, 1 mile by car
Junction 11 (M40 motorway) 2 miles
Oxford 24 miles
Stratford upon Avon 22 miles
Leamington Spa 20 miles
Chipping Norton 13 miles
Bicester 14 miles

A SPACIOUS AND EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF THE TRAIN STATION AND LOCAL AMENITIES

Entrance hall, lounge, kitchen, dining room, utility, four bedrooms, bathroom, separate WC, front and rear gardens, driveway parking. Energy rating D.

£350,000 FREEHOLD



Directions

From Banbury town centre proceed via George Street and Lower Cherwell Street into Hightown Road and turn left into Bankside. Follow the road for approximately a ¼ of a mile and Wood End will be found as a turning to the right. Continue and the property will be found on the left hand side and can be recognised by our "For Sale" board.

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 stairs to first floor, doors to the lounge and kitchen, cupboard housing the warm air boiler.

* The lounge accessed from the hallway has been extended to the front and has two windows to front, an electric wall mounted fire with an ornamental surround and mantle.

* Kitchen fitted with a range of base and eye level units with worktop over, space for cooker and hob, space for under counter fridge, space and plumbing for dishwasher, understairs storage cupboard, tiled splashback, window to rear, door to dining room and door to the utility.

* The utility is fitted with additional work surfaces and further base and eye level units, inset sink, space for under counter freezer, space and plumbing for washing machine, window and door to the rear garden, door to front opening to the car port on the driveway.

* The dining room, also accessed off the kitchen, has been extended to the rear and has patio doors opening into the garden and ample space for dining room furniture.

* First floor landing with doors to all rooms, airing cupboard housing the hot water and hatch to loft.

* Bedroom one is a large double with window to front.

* Bedroom two is a double with window to rear.

* Bedroom three is a large single/small double with window to front.

* Bedroom four is a single with window to front and a storage cupboard over the stairs.

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

* Separate WC with cream coloured WC and window to rear.

* The rear garden is tiered with a patio area immediately outside the back doors with a retractable awning above and steps lead up to a small grassed area with further steps to the top tier where there is a further lawned area. Garden shed.

* To the front there is off road parking on the driveway, a covered bin store area with direct access to the utility, a small lawned area and a range of bushes and shrubs.

Services

All mains services are connected. The warm air heating boiler is located in the hallway cupboard.

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 £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.