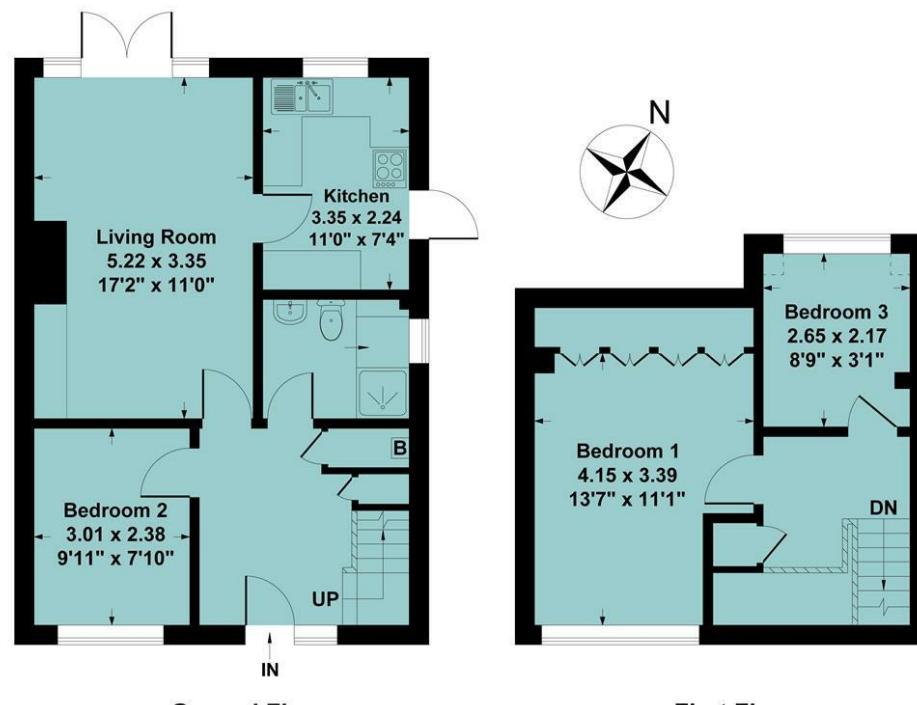


## Agents Note

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

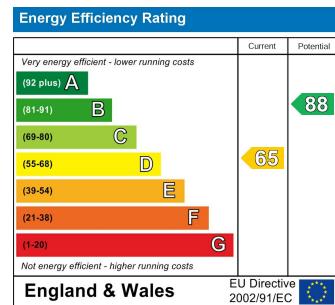
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 47.40 sq m / 510 sq ft  
First Floor Approx Area = 29.20 sq m / 314 sq ft  
Total Area = 76.60 sq m / 824 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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THE PROPERTY OMBUDSMAN

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.



50 Wood End  
Banbury

Anker

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 WELL PRESENTED SEMI DETACHED CHALET BUNGALOW LOCATED ON THE HIGHLY DESIRABLE CHERWELL HEIGHTS DEVELOPMENT WITHIN EASY REACH OF SHOPS, SCHOOLS, TOWN CENTRE AND RAILWAY STATION OFFERED FOR SALE WITH NO ONWARD CHAIN.**

Large galleried hall, living room, kitchen, ground floor bedroom/office, bathroom, two first floor bedrooms, gas ch via rads, uPVC double glazing, off road parking, garden to rear. Energy rating D.

£308,500 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  $\frac{1}{4}$  of a mile and Wood End will be found as a turning to the right. Continue and the property will be found on the right 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:

- \* A well presented brick built semi detached chalet bungalow believed to date back to the 1970's. It is located on the south side of Banbury in a no through road which forms part of the ever popular Cherwell Heights development.

- \* Local amenities include shops, food outlets, bus service and primary schools.

- \* Within walking distance of the town centre, railway station and supermarket.

- \* Flexible accommodation on two floors complemented by modern fittings.

- \* Large galleried entrance hall with understairs storage.

- \* Spacious living room with French doors opening to the rear garden with side panels allowing in extra light, fitted cupboards.

- \* Kitchen fitted with a range of white units, gas cooker point, plumbing for washing machine, space for fridge/freezer, ceramic tiled floor, window to rear overlooking the garden, double glazed door to the side.

- \* Ground floor bedroom/office with window to front.

- \* Bathroom fitted with a white suite comprising a fully tiled shower cubicle, wash hand basin and WC, ceramic tiled floor, window, half tiled walls.

- \* Main double bedroom with built-in wardrobes, undereaves storage and window to front.

- \* Second bedroom with window to rear.

- \* Gas central heating via radiators and uPVC double glazing.

- \* Low maintenance frontage with raised bed and driveway to the side providing an off road parking space.

- \* Gated access leads to a wide area at the side with ample space for storage of wheelie bins etc beyond which lies the rear garden where there is a patio, deck, borders and shed.

- \* All mains services are connected. The boiler is located in a cupboard off the hall.

**Local Authority**

Cherwell District Council. Council tax band C.

**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.

