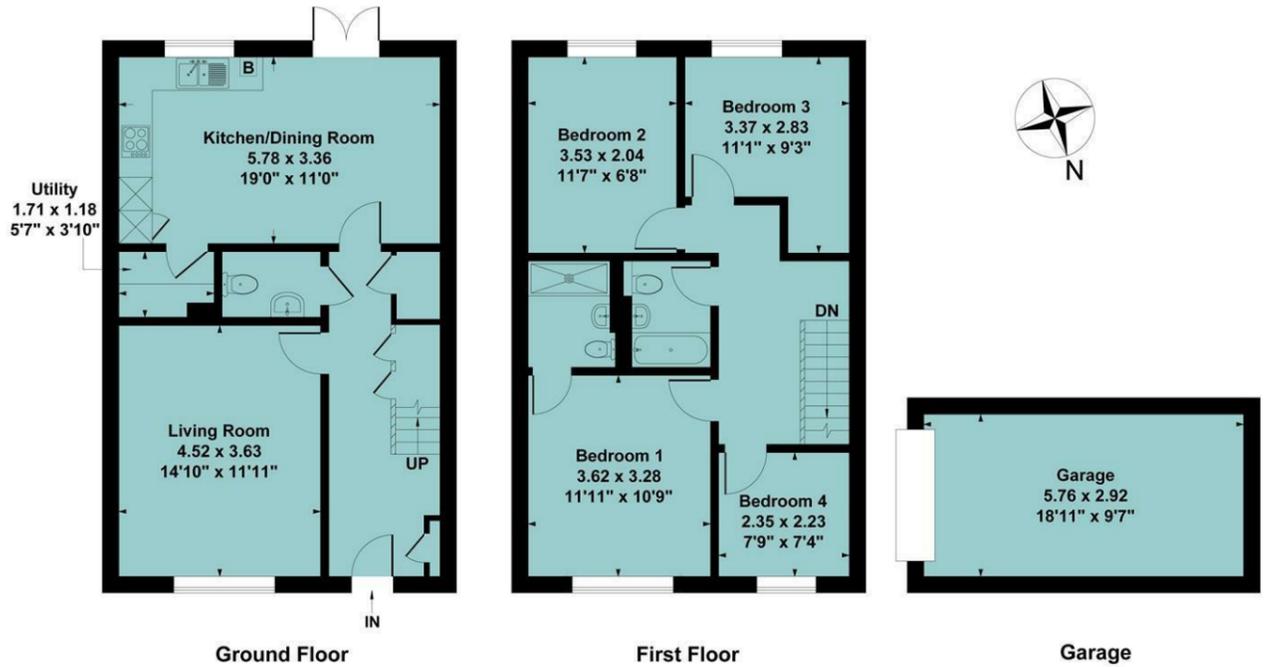


**Agents Note**

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 = 54.10 sq m / 582 sq ft**  
**First Floor Approx Area = 54.10 sq m / 582 sq ft**  
**Garage Approx Area = 16.81 sq m / 181 sq ft**  
**Total Area = 125.01 sq m / 1345 sq ft**

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



9 Poulter Road  
 Banbury



# 9 Poulter Road, Banbury, Oxfordshire, OX16 1HU

## Approximate distances

Banbury town centre 2 miles  
Banbury railway station 2 miles  
Chipping Norton 13 miles  
Oxford 24 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A FOUR BEDROOM DETACHED PROPERTY LOCATED IN A QUIET CUL-DE-SAC BENEFITTING FROM AN ENSUITE TO THE MASTER BEDROOM, A SOUTH FACING REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING**

**Entrance hall, living room, kitchen/dining room, utility, downstairs WC, four bedrooms, ensuite, family bathroom, garage, rear garden. Energy rating B.**

**£420,000 FREEHOLD**



## Directions

From Banbury town centre proceed along the Warwick Road (B4100). Having passed the traffic lights at The Barley Mow, continue straight on over the next roundabout and then turn left into Greville Road, followed by the next right into Kingerlee Road. Take the first left into Poulter Road followed by the first left again which will lead you to a small cluster of homes. The property will be found in the far right hand corner 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 door to lounge, door to kitchen/diner, downstairs WC, small storage cupboard, understairs storage, stairs to the first floor, tiled flooring.

\* The lounge which is accessed off the hallway has a window to the front.

\* The kitchen/diner with tiled flooring continued from the hallway is fitted with a range of white gloss base and eye level units with worktop over, double oven, integrated fridge freezer, integrated dishwasher, four ring gas hob with extractor over, space for table and chairs, window and door to rear garden, door to utility.

\* Utility fitted with units to match the kitchen, space and plumbing for washing machine.

\* First floor landing with doors to all rooms, hatch to loft, aircon unit which has heating and cooling functions,

\* Bedroom one is a double with window to front and an ensuite comprising double walk-in shower, WC and wash hand basin, tiled walls and tiled flooring.

\* Bedroom two is a double with a window to the rear.

\* Bedroom three is a double with window to rear.

\* Bedroom four is a single with window to front.

\* The family bathroom is fitted with a white suite comprising bath with shower over, WC and wash hand basin, tiled flooring and part tiled walls.

\* The rear garden is mostly laid to lawn with a patio seating area immediately outside the back door which also leads down to the gated side access. There is a covered pergola on the patio creating a covered seating area and a border of bushes and shrubs towards the rear.

\* To the front there are two off road parking spaces and a small lawned area with a range of bushes and shrubs.

\* Garage located underneath the neighbouring property. As you look at the property it is the second one in from the left. The garage is leasehold and there is a peppercorn rent.

\* 10 year NHBC warranty from date of construction in 2021. (Five years remaining)

## Services

All mains services are connected. The boiler is located in the kitchen. There is an estate charge of approximately £190 per annum.

## Local Authority

Cherwell District Council. Council tax band E.

## Energy rating: B

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

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## 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.

