



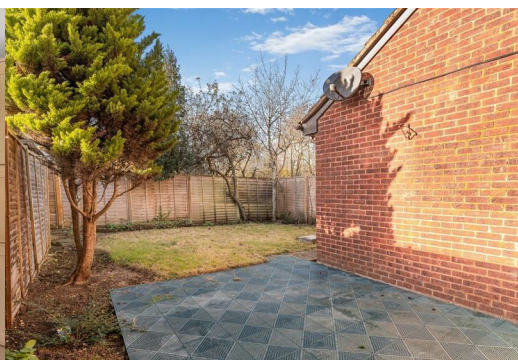
55 Beaulieu Close

Banbury

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL MAINTAINED TWO BEDROOM SEMI DETACHED HOUSE WHICH IS WITHIN EASY WALKING DISTANCE TO THE RAILWAY STATION AND CONVENIENTLY LOCATED FOR LOCAL AMENITIES AND ACCESS TO THE M40, BENEFITTING FROM A RECENTLY REFITTED BATHROOM, GARAGE AND DRIVEWAY PARKING

Living/dining room with bay window, kitchen/breakfast room, two bedrooms, modern bathroom, front and rear gardens, garage with electric car charger point, driveway parking. Energy rating C.

£269,500 FREEHOLD





## 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:

- \* Living/dining room with large bay window to front, electric fireplace with ornamental surround, stairs to first floor, doorway to kitchen.
- \* Kitchen fitted with a range of base and eye level units with space for free standing appliances, inset sink with tiled splashback, space for small table and chairs, window and door to rear garden.
- \* First floor landing with window to side, hatch to loft and doors to all rooms.
- \* Bedroom one is a double to the front of the property. Storage cupboard over the stairs housing the hot water tank.
- \* Bedroom two is a single with window to rear.
- \* Bathroom fitted with a modern white suite comprising bath with shower over, vanity wash hand basin with cupboard under, WC., fully tiled walls, window to rear.
- \* The rear garden is private, enclosed and mostly laid to lawn with a patio area immediately outside the back door. Personal door to garage. Gated side access.
- \* Garage with up and over door to the front, eaves storage, personal door to garden and vehicle electric charging point. Off road parking in the driveway in front of the garage.
- \* Further lawned area to front with a hedge surround.

## Services

All mains services are connected. The boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

## Energy rating: C

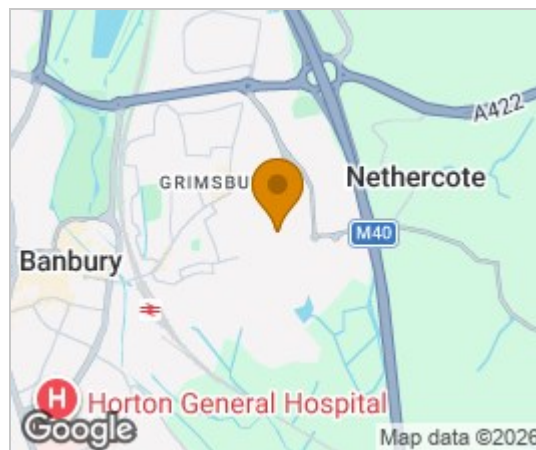
A copy of the full Energy Performance Certificate is available on request.

## Anti Money Laundering Regulations

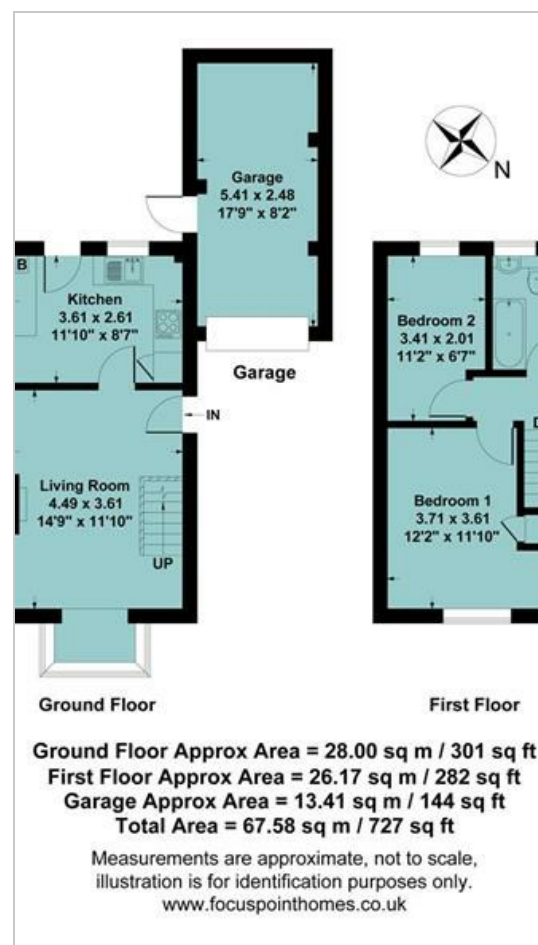
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

