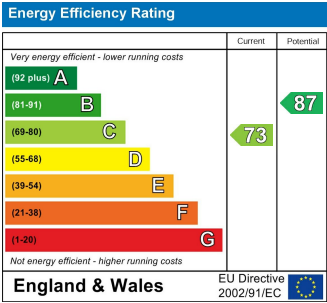


Agents Note

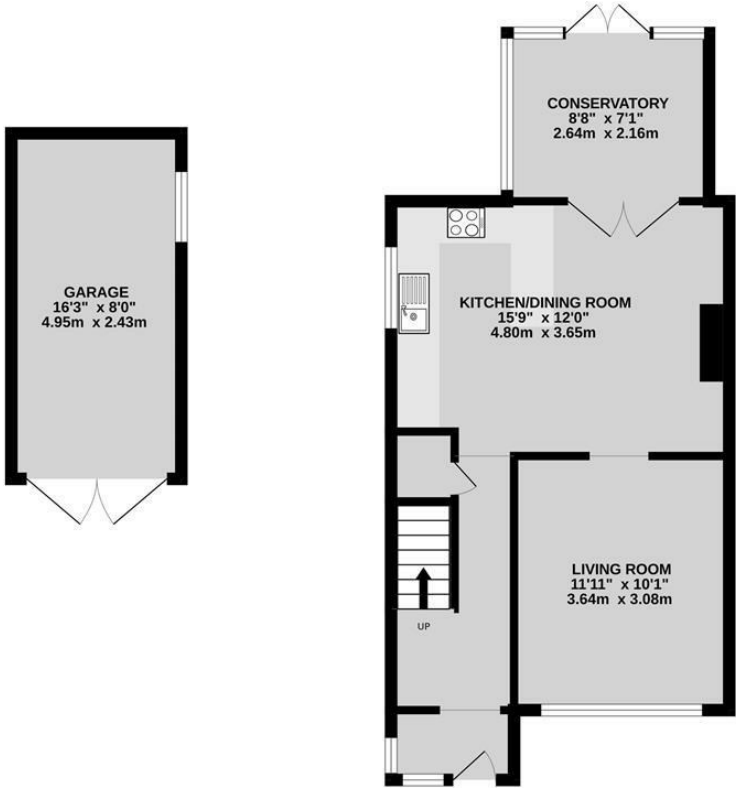
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

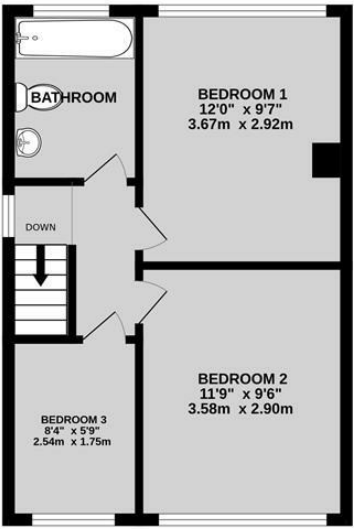
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



9 HILLVIEW CRESCENT, BANBURY

TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



9 Hillview Crescent
Banbury



9 Hillview Crescent, Banbury, Oxfordshire,
OX16 1BN

Approx distances
Banbury town centre 1.2 miles
Banbury railway station 2 miles
Junction 11 (M40) 2.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

SUBSTANTIALLY REDUCED FOR IMMEDIATE SALE

A THREE BEDROOM SEMI DETACHED HOME CLOSE TO
SCHOOLS AND AMENITIES OFFERED WITH NO
ONWARD CHAIN

Entrance hall, living room, kitchen/diner,
conservatory, three bedrooms, bathroom, rear
garden, driveway, single garage. Energy rating C.

Offers over £270,000 FREEHOLD



Directions

From Banbury Cross proceed along Horse Fair and North Bar turning left at the traffic lights into the Warwick Road (B4100). Continue along the Warwick Road until the mini roundabouts are reached and on the second mini roundabout turn right into Ruscote Avenue and take the first turning left into Sinclair Avenue. Take the next turning on the right into Hillview Crescent and the property will be found after a short distance on the left hand side. A "For Sale" board has been erected for ease of

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 three bedroom semi detached home.
- * Offered with no onward chain.
- * Close to primary school and shops.
- * Entrance hall with stairs to first floor and access to understairs storage cupboard.
- * Spacious living room with window to front allowing in lots of light.
- * Kitchen/dining room with wall and base mounted units including integrated oven, sink and drainer, gas hob, space and plumbing for washing machine, ample space for table and chairs with doors opening to the conservatory which has a door to the rear garden.
- * First floor landing with access to loft.
- * The master bedroom is a double with window overlooking the rear garden.
- * The second bedroom is also a double with window to front and built-in storage.

- * Further single bedroom.
- * Modern bathroom comprising bath with shower unit, WC, wash hand basin, heated towel rail and window.
- * The rear garden has a patio area ideal for table and chairs leading to a lawned area and further seating area.
- * To the front of the property there is a shared driveway leading to a single garage.

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

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.