



46 Kingfisher Drive

Banbury

A MODERN THREE BEDROOM DETACHED PROPERTY LOCATED CLOSE TO LOCAL SCHOOLS AND AMENITIES BENEFITTING FROM A KITCHEN/DINER, A LARGER THAN AVERAGE REAR GARDEN, GARAGE AND OFF ROAD PARKING

Entrance porch, sitting room, kitchen/diner, three bedrooms, family bathroom, generous rear garden, garage, off road parking to rear. Energy rating C.

£325,000 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:

- * Entrance porch/hall with space for coats and shoes, door to sitting room, window to side and stairs to first floor.
- * Sitting room with laminate flooring, window to front, opening to the kitchen/dining room.
- * Kitchen/dining room with ample space for table and chairs. The kitchen area has tiled flooring and is fitted with a range of base and eye level units with worktop over, integrated fridge/freezer, integrated dishwasher, integrated oven with gas hob and extractor over, space and plumbing for washing machine, inset sink, understairs storage cupboard, window to rear, French doors to garden.
- * First floor landing with window to side and access to airing cupboard.
- * The master bedroom is a double with window to front.
- * Bedroom two is a double with window to rear.
- * Bedroom three is a single with window to front.
- * The bathroom is fitted with a white suite comprising bath with shower over, WC and wash hand basin., heated towel rail, window to rear.
- * The rear garden is larger than average with a patio area, a large lawned area and a further patio area at the rear. Access at the bottom of the garden into the rear of the garage. Off road parking in front of the garage for one car.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

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

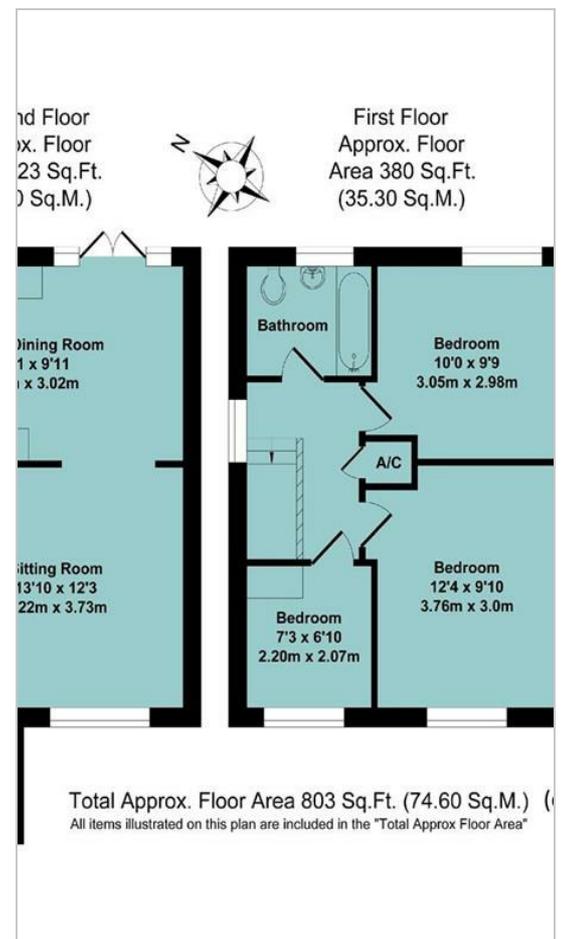
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale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

