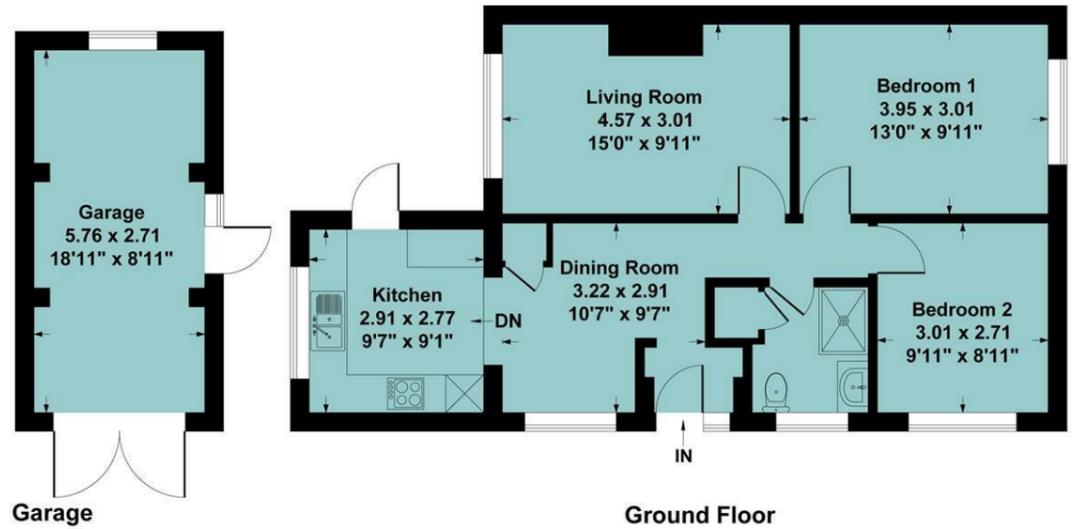


Agents Note

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 = 62.42 sq m / 672 sq ft
Garage Approx Area = 15.61 sq m / 168 sq ft
Total Area = 78.03 sq m / 840 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 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.



12 Briar Close
 Banbury



12 Briar Close, Banbury, Oxfordshire, OX16 9DS

Approximate distances

Banbury town centre 1 mile
Horton Hospital 0.75 miles
Banbury railway station (rear access) 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 21 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A TWO BEDROOM SEMI DETACHED BUNGALOW ON THE POPULAR TIMMS ESTATE DEVELOPMENT

Entrance hall, dining room, kitchen, living room, two bedrooms, bathroom, garden, garage, large frontage. Energy rating D.

£325,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford. After the traffic lights by Sainsbury's supermarket turn right into Grange Road and take the next turning on the left into Timms Road and then at the T-junction turn right into Beaconsfield Road. Continue until Oakland Road is found as a turning to the left. Continue for approximately 250 yards where the turning for Briar Close will be found on the left hand side. The property will be found on the right hand side. A "For Sale" board has been erected for ease of identification

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:

- * Offered with no onward chain.
- * Located on the popular Timms Estate.
- * Corner plot.
- * Entrance hall with opening to dining room.
- * Dining room with space for table and chairs and window overlooking the front, access to storage cupboard, step down into kitchen.
- * Kitchen comprising of wall and base mounted units, integrated oven, space and plumbing for washing machine, door to rear garden.
- * Cosy living room with large window overlooking the rear garden.
- * The master bedroom is a double with space for wardrobe.
- * Further bedroom with space for wardrobe.

* Bathroom comprising wash hand basin, WC, shower cubicle, radiator and window.

* The rear garden is all paved with personal door to garage and gated access to the front.

* Large frontage with driveway leading to single garage with power and light.

Services

All mains services are connected. The gas fired boiler is located in the attic.

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.