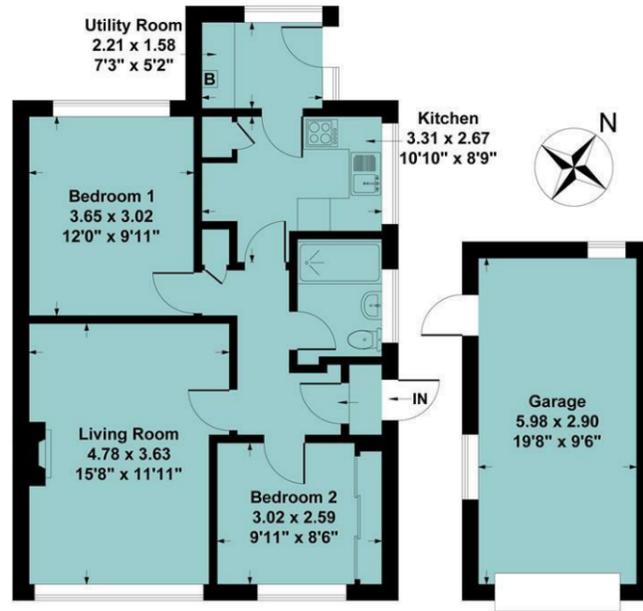


**Agents Note**

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**

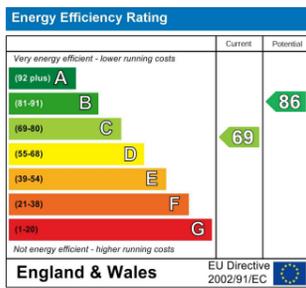
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 59.33 sq m / 639 sq ft  
 Garage Approx Area = 17.34 sq m / 187 sq ft  
 Total Area = 76.67 sq m / 826 sq ft

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

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



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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.



52 Brantwood Rise  
 Banbury



# 52 Brantwood Rise, Banbury, Oxfordshire, OX16 9NH

## Approximate distances

Banbury town centre 0.8 miles  
Junction 11 (M40 motorway) 3 miles  
Banbury railway station 1.5 miles  
Oxford 25 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 WELL MAINTAINED TWO BEDROOM SEMI DETACHED BUNGALOW OCCUPYING A LEVEL PLOT AND BENEFITTING FROM OFF ROAD PARKING, A MODERN SHOWER ROOM AND A GENEROUS LOW MAINTENANCE REAR GARDEN**

**Entrance porch, entrance hall, living room, kitchen, utility, two bedrooms, shower room, garage, driveway parking, rear garden. Energy rating C.**

**£325,000 FREEHOLD**



## Directions

From Banbury Cross proceed via West Bar into the Broughton Road. Continue to the roundabout and take the first exit into Queensway. Turn right across the carriageway and after a short distance Brantwood Rise will be found on the left. The property will be found on the right 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 porch with space for shoe storage and door leading to the entrance hall.
- \* Entrance hall with doors to both bedrooms, the living room, kitchen, bathroom and hatch to loft.
- \* Living room with window to front and electric fireplace with ornamental surround.
- \* Bedroom one is a double with window to rear.
- \* Bedroom two is a large single with built-in wardrobes and a window to the front.
- \* Shower room with large walk-in shower, WC and wash hand basin, fully tiled walls, heated towel rail and window to side.
- \* Kitchen fitted with a range of grey fronted base and eye level units with worktop over, integrated oven and grill with four ring electric hob over, space and plumbing for washing machine, space for fridge freezer, window to side, door to the

utility where there is an additional worktop space, wall mounted combination boiler, space for tumble dryer, window and door leading to the rear garden.

\* Low maintenance rear garden with a block paved patio area immediately outside the back door and a further paved area beyond. There is a border of shrubs and bushes and two raised planter beds. Garden shed.

\* Garage with up and over door to front, light, power and personal door to rear.

\* To the front there is a block paved driveway with parking for several cars.

## Services

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

## 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.