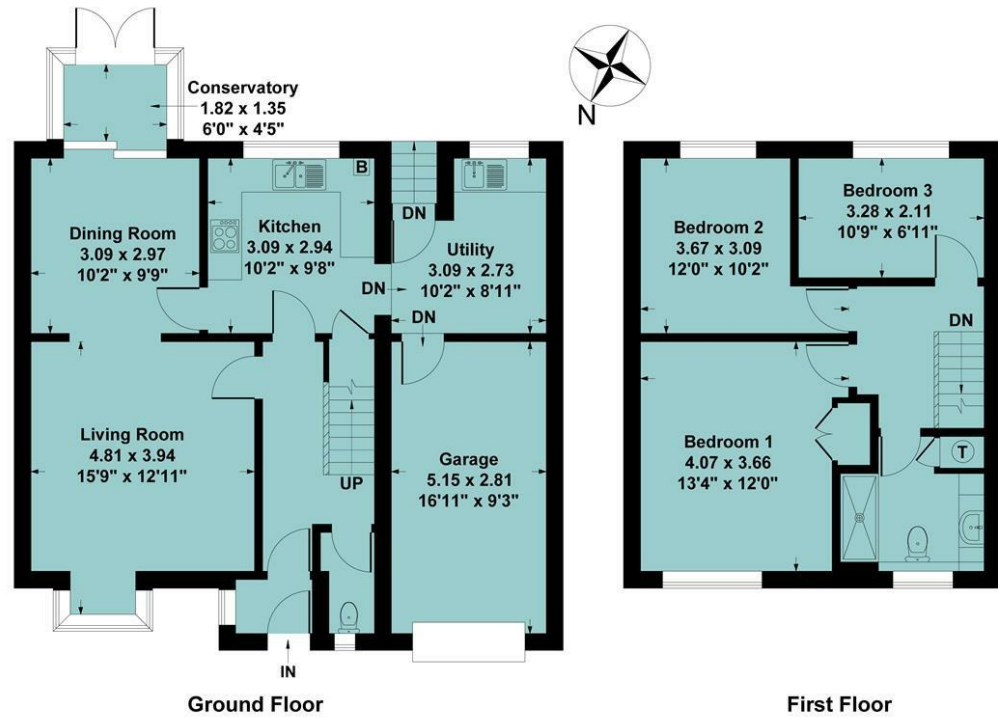


**Agents Note**

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 = 58.52 sq m / 630 sq ft**  
**First Floor Approx Area = 44.17 sq m / 475 sq ft**  
**Garage Approx Area = 14.05 sq m / 151 sq ft**  
**Total Area = 116.74 sq m / 1256 sq ft**

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

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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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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.



**57 Foscothe Rise**  
**Banbury**



# 57 Fosco Rise, Banbury, Oxfordshire, OX16 9XS

## Approximate distances

Banbury town centre 0.5 miles  
Banbury train station 0.25 miles  
Chipping Norton 13 miles  
Oxford 24 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Oxford by rail 17 mins approx.  
Banbury to Birmingham by rail 50 mins approx.

**OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS THREE BEDROOM LINK DETACHED FAMILY HOME BENEFITTING FROM A GARAGE AND DRIVEWAY PARKING LOCATED IN A QUIET CUL-DE-SAC LOCATED A SHORT WALK FROM THE TOWN CENTRE AND LOCAL AMENITIES**

**Entrance porch, entrance hall, lounge, kitchen, dining room, utility, conservatory, downstairs cloakroom, three bedrooms, shower room, garage and driveway parking, front and rear gardens. Energy rating C.**

**Guide Price £375,000 FREEHOLD**



## Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and Fosco Rise will be found as the second turning on the right. Continue down the hill following the numbering system to a cul-de-sac on the left hand side and the property will be found on the right.

## 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 door to entrance hall.
- \* Entrance hall with doors to the lounge, kitchen and cloakroom, stairs to first floor.
- \* Lounge with bay window to front, gas fire with ornamental surround, double doors to dining room.
- \* Dining room accessed from the lounge or kitchen has patio doors leading to the conservatory and ample space for dining furniture.
- \* Kitchen fitted with a range of wood effect base and eye level units with a granite worktop over, integrated oven with four ring electric hob and extractor over, integrated dishwasher, integrated under counter fridge and freezer, inset sink, window to rear, tiled splashback, doors to dining room and utility.
- \* The utility has base and eye level units and worktop that match the kitchen, inset sink, space and plumbing for a washing machine, window and door to rear garden, small space for a breakfast table, door to garage.
- \* First floor landing with doors to all rooms and hatch to loft.
- \* Bedroom one is a double with window to front and built-in wardrobes.
- \* Bedroom two is a double with window to rear.
- \* Bedroom three is a large single with window to rear.

\* Shower room with walk-in double shower cubicle, vanity wash hand basin, WC, tiled walls, window to front.

\* Conservatory with ample space for a small table and chairs, windows and door to rear garden, steps down to a patio.

\* The rear garden is a level plot with a patio area, a large lawn area, a border of bushes and shrubs. Garden shed. Gated side access leading to the front.

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

\* To the front of the property there is off road parking for at least two cars, an electric vehicle charging point and a small lawn area.

## Services

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

## Local Authority

Cherwell District Council. Council tax band D.

## 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.