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 = 65.20 sq m / 702 sq ft
First Floor Approx Area = 64.30 sq m / 692 sq ft
Garage Approx Area = 16.40 sq m / 177 sq ft
Total Area = 145.90 sq m / 1571 sq ft

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

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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.

1 Anstee Close
Banbury

1 Anstee Close, Banbury, Oxfordshire, OX16 9ZW



Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 3.3 miles
Chipping Norton 12 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles

A SPACIOUS AND WELL MAINTAINED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME BENEFITTING FROM A LARGE KITCHEN/DINER, SOUTH FACING REAR GARDEN PLUS A GARAGE AND DRIVEWAY PARKING

Entrance hall, living room, kitchen/dining room, utility, downstairs WC, four double bedrooms, ensuite to the master bedroom, family bathroom, south facing rear garden, garage and driveway parking. Energy rating B.

£485,000 FREEHOLD











Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road. Take the second turning on the left into Ford Crescent and Anstee Close is straight ahead of you and the property is the first house on the left upon entering the Close.

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 hall with doors to the living room, kitchen/diner, downstairs WC, understairs storage, wood effect Amtico flooring and stairs to first floor.

* Kitchen diner fitted with a range of base and eye level units with neutral fronts and granite effect worktop, inset sink and integrated appliances to include a double oven, four ring has hob with extractor over, dishwasher and fridge freezer. Tiled splashback, window and doors to rear garden, window to front, door to utility, Amtico flooring, ample space for living and dining furniture.

* Utility room with units and worktop to match the kitchen, Amtico flooring, tiled splashback, inset sink, space and plumbing for washing machine, space for tumble dryer, door to the rear giving access to the driveway.

* Dual aspect light and airy living room with one window to the front and two to the side, ample space for all furniture.

* Downstairs WC with a white WC and wash hand basin.

* Stairs to the first floor landing where there is a window to the front, airing cupboard, doors to all rooms and hatch to loft.

* The master bedroom is a spacious double with a window to the side, built-in wardrobes and an ensuite comprising WC, wash hand basin and walk-in double shower cubicle with sliding door, tiled splashback, heated towel rail and window to the rear.

* Bedroom two is a good sized double with windows to the front and side.

* Bedroom three is another double with a window to the front.

* Bedroom four is a double with a window overlooking the rear garden.

* Family bathroom fitted with a white suite comprising panelled bath with shower over, WC and wash hand basin, tiled splashback, heated towel rail and a window to the side overlooking the rear garden.

* The rear garden is mostly laid to lawn with a patio area, a pathway leads to gated side access and a further path leads to a modern decked seating area to the rear. Outside tap. External sockets.

* Garage with up and over door, light and power. Driveway in front of the garage for two cars.

* To the front of the property there is a border of beds and bushes and a pathway leads to the front door.

* Ample visitor parking nearby.

* 10 year NHBC from February 2020.

* Estate charge - amount per annum tbc.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

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 £35 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.