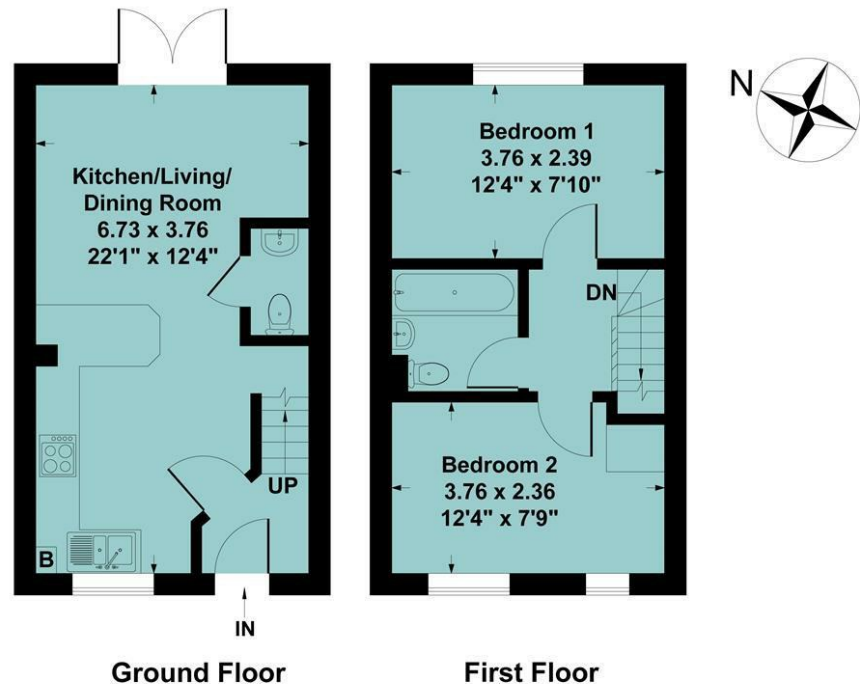


Agents Note

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 **First Floor**
Ground Floor Approx Area = 25.30 sq m / 272 sq ft
First Floor Approx Area = 25.30 sq m / 272 sq ft
Total Area = 50.60 sq m / 544 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 plus) A			99
(81-91) B		83	
(69-80) C			
(55-65) D			
(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.



6 Hana Close
Banbury



6 Hana Close, Banbury, Oxfordshire, OX16 1JQ

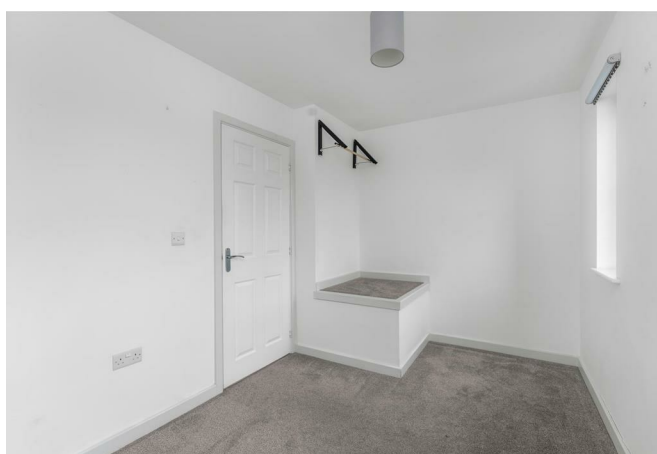
Approximate distances

Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A WELL PRESENTED THREE YEAR OLD TWO BEDROOM TERRACED HOUSE TUCKED AWAY IN A SMALL CUL-DE-SAC ON THE NORTHSIDE OF TOWN CLOSE TO MANY AMENITIES.

Entrance hall, cloakroom, open plan living kitchen/dining space, two double bedrooms, bathroom, rear garden, two allocated parking spaces. Energy rating B.

£250,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). Travel to the outskirts of the town in a northwesterly direction. After the turning for Stratford upon Avon continue to the next roundabout and proceed straight on along the Warwick Road and at the next roundabout take the third turning into Dukes Meadow Drive. At the next roundabout take the first turning on the left into Nickling Road and follow it until Hana Close will be found on the turning to the right. The property will be found at

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:

* A brick built modern two bedroom house constructed approximately three years ago.

* Located in a small little known cul-de-sac which is tucked away and yet conveniently located for many local amenities.

* An ideal layout for modern living which includes an open plan living kitchen/dining, ground floor cloakroom and two double bedrooms.

* Two allocated off road parking spaces to the front, one of which is directly in front of house and the other is adjoining that to the left.

* Little garden to rear.

* No upward chain.

* Living kitchen/dining space with matt grey units, built in oven, gas hob and extractor, plumbing for washing machine, space for fridge/freezer, wall mounted ideal gas fired boiler, window to front, understairs storage recess, work surfaces and matching breakfast bar, vinyl wood effect floor which extends throughout the ground floor, sitting room area with French doors to the rear garden.

* Ground floor cloakroom with white suite.

* Main double bedroom with window to rear overlooking the garden, space for wardrobes.

* Second double bedroom with two windows to the front and space for storage.

* Bathroom fitted with a white suite comprising a panelled bath with shower over and textured tiled surround, wash hand basin, WC, extractor.

* Gas central heating via radiators and uPVC double glazing.

* Garden to rear with deck, lawn, outside light, power point and tap. A path leads past the garden shed to a gated pedestrian access convenient for the wheelie bins.

Services

All main services are connected. The wall mounted ideal gas fired boiler is located in a kitchen unit. There is estate management charge of £195 per annum.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.

Viewing

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

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.