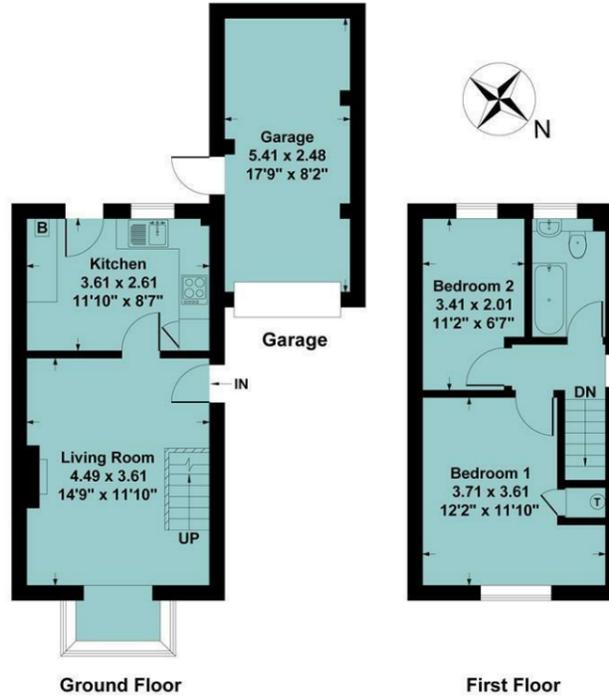


**Agents Note**

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 = 28.00 sq m / 301 sq ft**  
**First Floor Approx Area = 26.17 sq m / 282 sq ft**  
**Garage Approx Area = 13.41 sq m / 144 sq ft**  
**Total Area = 67.58 sq m / 727 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			88
(81-91) B			
(69-80) C		72	
(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	

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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.



55 Beaulieu Close  
 Banbury



# 55 Beaulieu Close, Banbury, Oxfordshire, OX16 4FG

## Approximate distances

Banbury town centre 1.25 miles  
Banbury railway station 1 mile  
Junction 11 (M40 motorway) 0.75 miles  
Oxford 23 miles  
Stratford upon Avon 21 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. 17 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS WELL MAINTAINED TWO BEDROOM SEMI DETACHED HOUSE WHICH IS WITHIN EASY WALKING DISTANCE TO THE RAILWAY STATION AND CONVENIENTLY LOCATED FOR LOCAL AMENITIES AND ACCESS TO THE M40, BENEFITTING FROM A RECENTLY REFITTED BATHROOM, GARAGE AND DRIVEWAY PARKING**

Living/dining room with bay window, kitchen/breakfast room, two bedrooms, modern bathroom, front and rear gardens, garage with electric car charger point, driveway parking. Energy rating C.

**£269,500 FREEHOLD**



## Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Travel towards the outskirts of the town and having passed Tesco Express on the left hand side continue straight on at the traffic lights to the roundabout. Turn right into Ermont Way and continue to the next roundabout. Turn right into Overthorpe Road and then take the next turning right into Westminster Way. Beaulieu Close will be found as the first turning on the left. Follow the road around as it bears to the left and the property will be found after a short distance on the right. 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:

- \* Living/dining room with large bay window to front, electric fireplace with ornamental surround, stairs to first floor, doorway to kitchen.
- \* Kitchen fitted with a range of base and eye level units with space for free standing appliances, inset sink with tiled splashback, space for small table and chairs, window and door to rear garden.
- \* First floor landing with window to side, hatch to loft and doors to all rooms.
- \* Bedroom one is a double to the front of the property. Storage cupboard over the stairs housing the hot water tank.
- \* Bedroom two is a single with window to rear.
- \* Bathroom fitted with a modern white suite comprising bath with shower over, vanity wash hand basin with cupboard under, WC., fully tiled walls, window to rear.

\* The rear garden is private, enclosed and mostly laid to lawn with a patio area immediately outside the back door. Personal door to garage. Gated side access.

\* Garage with up and over door to the front, eaves storage, personal door to garden and vehicle electric charging point. Off road parking in the driveway in front of the garage.

\* Further lawned area to front with a hedge surround.

## Services

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

## Local Authority

Cherwell District Council. Council tax band B.

## 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.