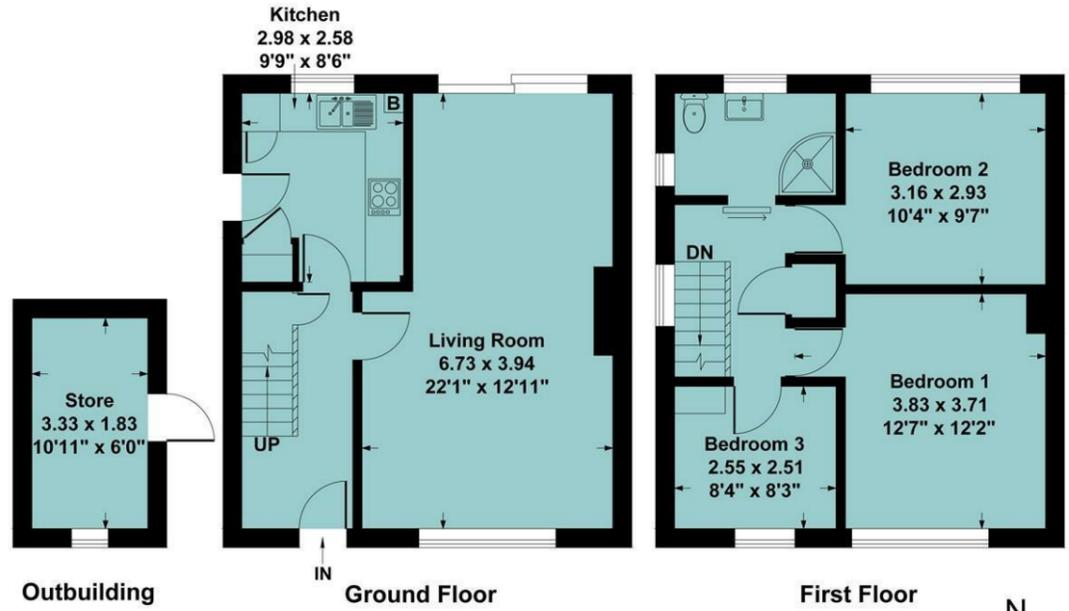


Agents Note

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 = 40.31 sq m / 434 sq ft
 First Floor Approx Area = 40.31 sq m / 434 sq ft
 Outbuilding Approx Area = 6.09 sq m / 66 sq ft
 Total Area = 86.71 sq m / 934 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			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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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.



28 Kenilworth Way
 Banbury



28 Kenilworth Way, Banbury, Oxfordshire, OX16 0QL

Approximate distances

Banbury town centre 1.25 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 23 miles
Stratford upon Avon 19 miles
Leamington Spa 18 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

OFFERED TO THE MARKET CHAIN FREE IS THIS RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE LOCATED AT THE END OF A QUIET CUL-DE-SAC JUST A SHORT WALK FROM LOCAL SCHOOLS AND AMENITIES BENEFITTING FROM A LARGER THAN AVERAGE REAR GARDEN WITH POTENTIAL TO EXTEND (SUBJECT TO PLANNING)

Entrance hall, living room/dining room, kitchen, three bedrooms, family shower room, front and rear gardens, outbuilding. Energy rating C.

£260,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into the Broughton Road and proceed to the roundabout. Turn right into Woodgreen Avenue and take the third turning on the left into Edmunds Road. Continue along Edmunds Road for approximately 1/2 a mile and Kenilworth Way is the fourth turning on the left. Continue along Kenilworth Way following the numbering system and the property will be found at the end of the cul-de-sac on the right hand side. A "For Sale" board has been erected for ease of

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 kitchen, living room/dining room, stairs to first floor, understairs storage cupboard and laminate flooring.

* Dual aspect living room/dining room with large window to front, laminate flooring and patio doors opening to the garden.

* Kitchen fitted with a range of base and eye level units, inset sink, integrated oven and four ring gas hob with extractor over, space and plumbing for a washing machine, cupboard where there space to house a fridge freezer, large understairs larder cupboard, window to rear, door to rear garden, tiled splashback, laminate flooring.

* First floor landing with doors to all rooms, airing cupboard, hatch to loft and window to side.

* Bedroom one is a double with a large window to the front.

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

* Bedroom three is a large single with a window to the front.

* Bathroom with space saving sliding pocket door, a double shower cubicle, WC and vanity wash hand basin, tiled walls, heated towel rail, windows to side and rear.

* The rear garden is mostly lawned with a small patio area and a path to the bottom of the garden. There is side access and a gravelled area to the front.

Agent's note

Please note this property is of steel framed construction.

* Newly fitted windows and doors within the last two months.

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.

