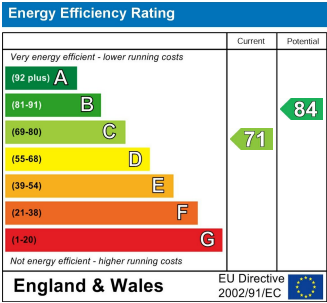


Agents Note

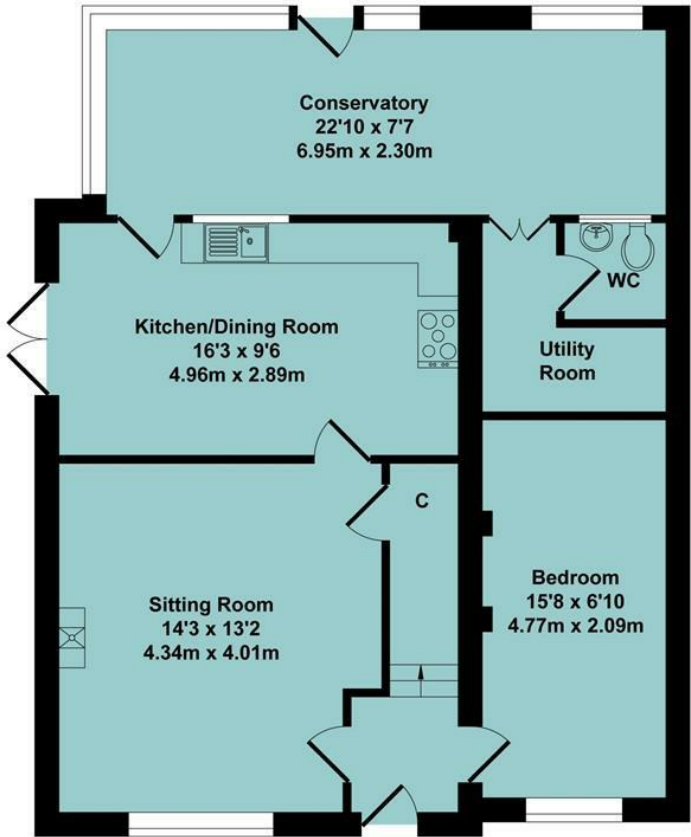
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

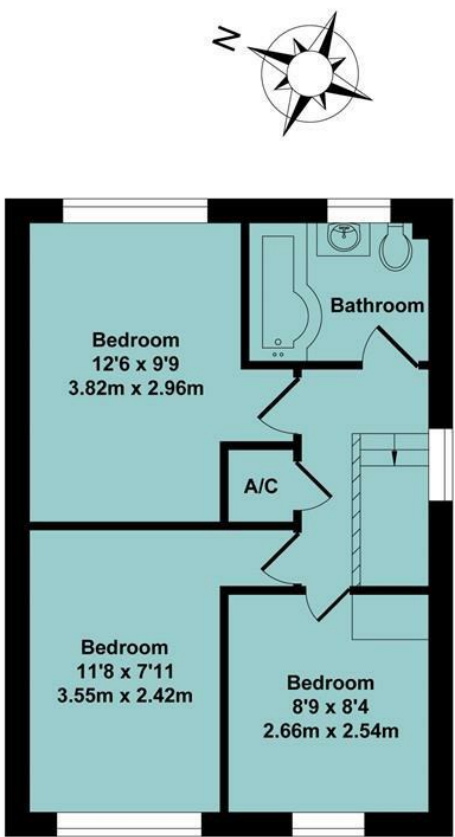
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor Area 770 Sq.Ft.
(71.50 Sq.M.)



First Floor
Approx. Floor Area 392 Sq.Ft.
(36.40 Sq.M.)



Total Approx. Floor Area 1162 Sq.Ft. (107.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



11 Marten Gate
Banbury



11 Marten Gate, Banbury, Oxfordshire,
OX16 9YB

Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
M40 (junction 11) 3.2 miles
Bicester 13 miles
Oxford 27 miles

A THREE/FOUR BEDROOM LINK DETACHED HOME IN A SOUGHT AFTER LOCATION OCCUPYING A SPACIOUS CORNER PLOT CLOSE TO TWO LOCAL PRIMARY SCHOOLS AND A WIDE RANGE OF AMENITIES MAKING IT IDEAL FOR FAMILIES

Entrance hall, lounge, kitchen, conservatory, utility and downstairs WC, garage converted to fourth bedroom, three further bedrooms, bathroom, front and rear gardens. Energy rating C.

£365,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Continue past the hospital and Sainsburys' and bear left where signposted to Cherwell Heights just before the flyover. At the roundabout turn left into Bankside and then take the first left into Chatsworth Drive. Continue to the roundabout and take the first exit onto Avocet Way followed by the first left into Elton Road and then the first right into Marten Gate. The property will be found in the right hand corner of the cul-de-sac

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 lounge and bedroom four, stairs to first floor.
- * Large spacious lounge with window to front, understairs storage, door to kitchen.
- * Good sized kitchen with ample space for table and chairs, door to conservatory, a range of base and eye level units with wooden worktop over, space for cooker, space for range style cooker, extractor fan, space for American style fridge freezer, tiled splashback, Belfast sink.
- * Conservatory with tiled floor having access to the utility and downstairs WC.
- * Utility with space and plumbing for washing machine, space for tumble dryer, space for chest freezer, boiler.
- * Ground floor converted garage currently used as a bedroom (which could also be used as a study) with window to front.
- * Bedroom one is a double with window to front.
- * Bedroom two is a double with window to rear.

- * Bedroom three is a single with window to front.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin. Tiled floor and walls, heated towel rail.
- * The garden is a spacious corner plot mostly laid to lawn with a patio area, two sheds and a gate giving access to the side.
- * Cavity wall insulation and loft insulation.
- * The boiler was installed in 2022 (serviced in 2023) and comes with a 10 year warranty.
- * Off road parking at the front for 2/3 cars.

Services

All mains services are connected. The boiler installed in 2022 is located in the utility room.

Local Authority

Cherwell District Council. Council tax band C.

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.