



15 Avocet Way

Banbury

OFFERED TO THE MARKET CHAIN FREE IS THIS EXTENDED THREE BEDROOM LINK-DETACHED HOUSE LOCATED CLOSE TO SCHOOLS AND AMENITIES AND BENEFITTING FROM A GARAGE AND OFF ROAD PARKING

Entrance hall, lounge, kitchen diner/family room, three bedrooms, family bathroom, rear garden, garage, off road parking. Energy rating E.

£299,950 FREEHOLD



## 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 lounge and kitchen, stairs to first floor and understairs storage.
- \* The lounge is located at the front of the property and has a large window to the front with ample space for furniture.
- \* The kitchen/diner has been extended to the rear to create an L-shaped open plan room great for entertaining. The kitchen is fitted with a range of wooden base and eye level units, integrated double oven, space for undercounter fridge and freezer, space and plumbing for washing machine, ample space for dining furniture as well as additional seating, patio doors to rear garden.
- \* First floor landing with doors to all room, hatch to loft, window to side and door to airing cupboard which houses the hot water tank.
- \* Bedroom one is a double with window to rear and built-in wardrobes.
- \* Bedroom two is a double with window to front.
- \* Bedroom three is a large single with window to front.
- \* Bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, fully tiled walls, window to rear.
- \* Garage fitted with up and over door to front, personal door to rear, light and power.
- \* The rear garden is mostly laid to lawn with a patio area immediately outside the back door and there is as a border of shrubs and bushes.
- \* To the front there is off road parking for several vehicles.
- \* The property has modern double glazing and a new roof fitted on the kitchen extension.

## Services

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

## Local Authority

Cherwell District Council. Council tax band C.

## Viewing

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

## Energy rating: E

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

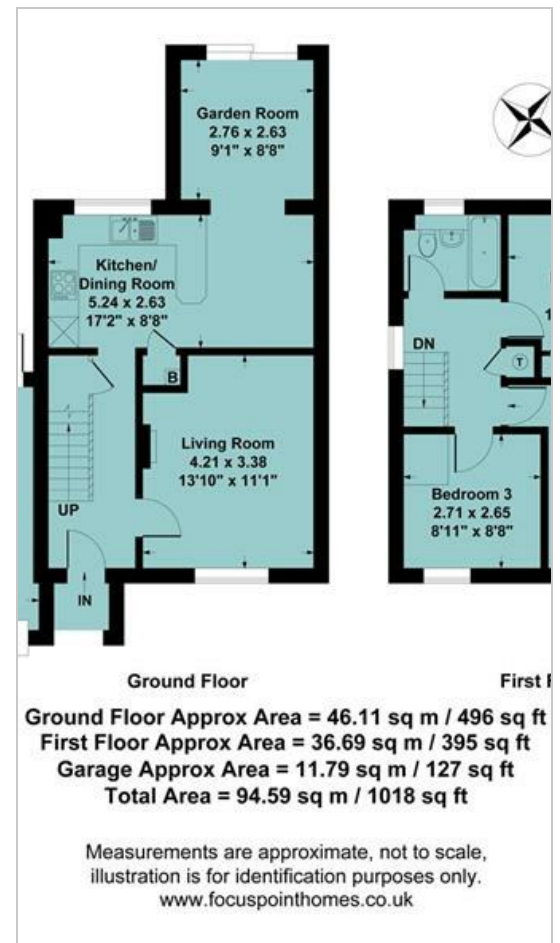
## Anti Money Laundering Regulations

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.

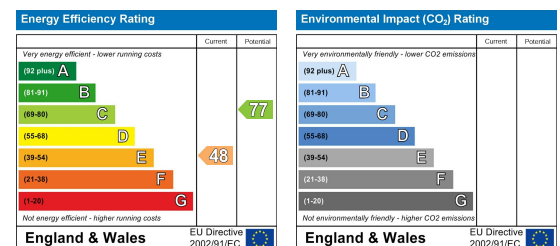
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.