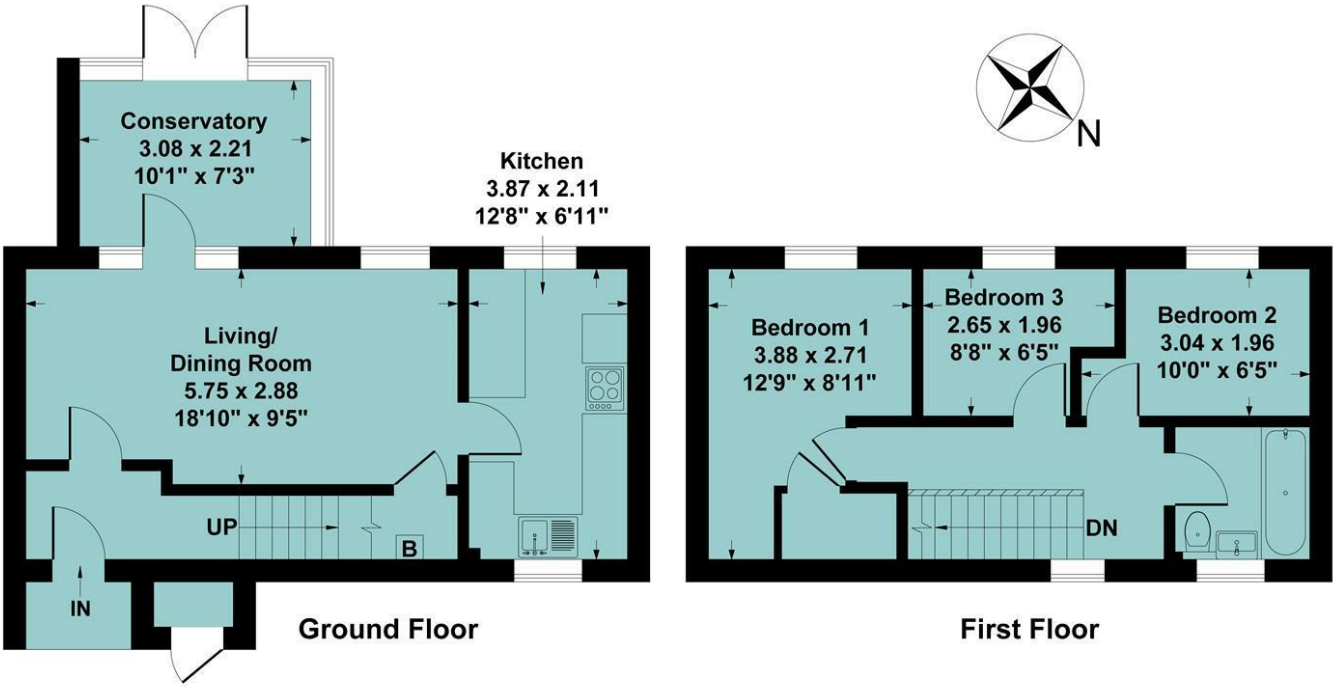


Agents Note

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.

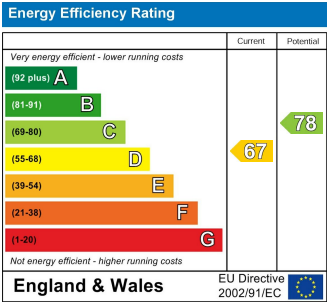
Referral fees

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 = 39.68 sq m / 427 sq ft
First Floor Approx Area = 30.99 sq m / 334 sq ft
Total Area = 70.67 sq m / 761 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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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.



Hydrangea Cottage, 7 Hydrangea Walk
Banbury



Hydrangea Cottage, 7 Hydrangea Walk, Banbury, Oxfordshire, OX16 1XX

Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
Oxford 24 miles
Stratford upon Avon 18 miles
Junction 11 (M40 motorway) 2 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

A GREAT OPPORTUNITY TO PURCHASE A THREE BEDROOMED HOUSE, IN A POPULAR LOCATION CLOSE TO LOCAL SCHOOLS AND AMENITIES. PLEASANTLY TUCKED AWAY WITH A GOOD SIZED REAR GARDEN AND TWO ALLOCATED CAR PARKING SPACES.

Entrance hall, kitchen, sitting/dining room, conservatory, bathroom, three bedrooms, double glazing, two allocated parking spaces, front and rear gardens, external storage cupboards. Energy rating D.

£265,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road turning right at the second roundabout into Ruscote Avenue. Continue and turn left at the roundabout into Longelandes Way and follow this road to the first mini roundabout and turn right into Highlands. Take the first turning on the right and continue down the hill where Hydrangea Walk can be seen on the left hand side. Park on the road and follow the numbering system on foot where number 7 can be found on the left hand side. 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:

* Entrance hall with door to the living/dining room and stairs to the first floor.

* Living/dining room with ample space for living and dining furniture, door to the conservatory, door to the kitchen, door to the understairs storage cupboard and window to the rear garden.

* Dual aspect kitchen fitted with a range of base and eye level units with white fronts and a wood effect work top over, space for all free standing appliances which include washing machine, dishwasher, tumble dryer, oven and fridge freezer, windows to front and rear and tiled splashback.

* Conservatory which could be used as a dining space if needed with further windows and door to rear garden.

* First floor landing with doors to all rooms and hatch to loft.

* Bedroom one is a double with window to rear, space for free standing wardrobes and a built-in storage cupboard over the stairs.

* Bedroom two is a large single with a window to the rear.

* Bedroom three is a single with a window to the rear.

* Family bathroom which has recently been re-fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, part tiled walls and window to the front.

* The rear garden is mostly laid to lawn with a patio immediately outside the rear doors and a path runs through the middle to the gated rear access where there are two off road parking spaces. To the front there is a large lawn area and a path leads to the front door where there is an external storage cupboard.

Services

All mains services are connected. The boiler is located in the cupboard under the stairs.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: D

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.