



82 Winchelsea Close

Banbury

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL PRESENTED ONE BEDROOM HOME LOCATED IN A QUIET CUL-DE-SAC AND BENEFITTING FROM A PRIVATE REAR GARDEN AND ALLOCATED PARKING

Entrance hall, living room, kitchen, bedroom, bathroom, front and rear gardens, allocated parking. Energy rating D.

£190,000 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 storage cupboard, opening to the living room and opening to the kitchen.
- \* Kitchen fitted with a range of base and eye level units with worktop over, inset sink, integrated oven and four ring electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer, window to the rear garden.
- \* Living room with door to the rear garden, space for furniture and stairs to the first floor.
- \* First floor landing with large storage cupboard housing the hot water tank, opening to the bedroom and door to the bathroom.
- \* The bedroom is a double with a built-in wardrobe and a window to the rear.
- \* Bathroom with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to the rear.
- \* Outside the rear garden is mostly laid to lawn with a patio immediately outside the rear doors. There is gated side access as well as a gate to the rear which leads straight on to the allocated parking.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band A.

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.

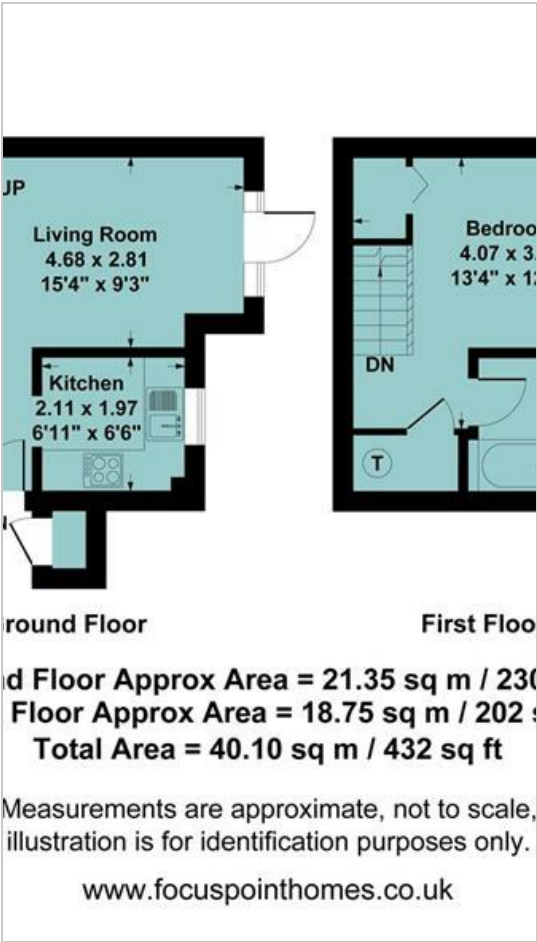
Anti Money Laundering Regulations

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.

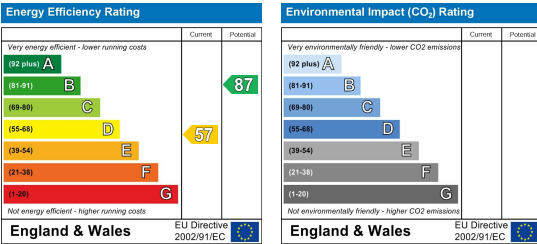
Area Map



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.