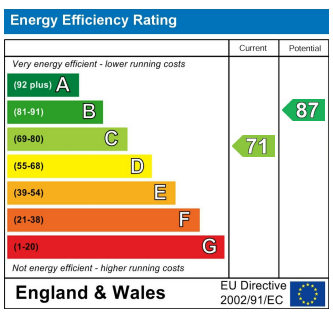
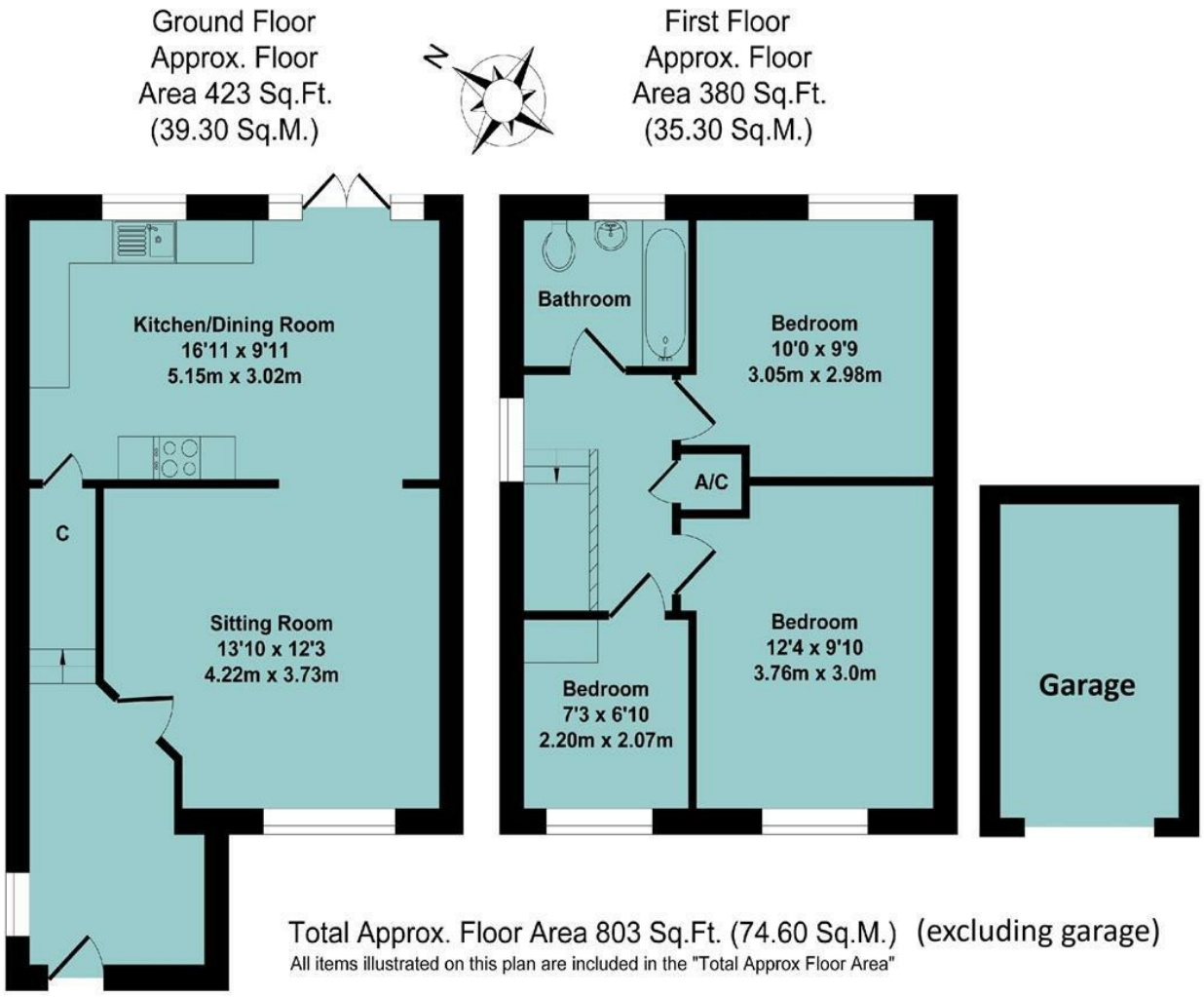
Agents Note

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.





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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.



46 Kingfisher Drive
Banbury

Anker

46 Kingfisher Drive, Banbury, Oxfordshire, OX16 9YE



Approximate distances
Banbury town centre 1.2 miles
Junction 11 M40 motorway 2.5 miles
Banbury railway station (rear access) 1.25 miles
Oxford 21 miles
Stratford upon Avon 20 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 17 mins

A MODERN THREE BEDROOM DETACHED PROPERTY LOCATED CLOSE TO LOCAL SCHOOLS AND AMENITIES BENEFITTING FROM A KITCHEN/DINER, A LARGER THAN AVERAGE REAR GARDEN, GARAGE AND OFF ROAD PARKING

Entrance porch, sitting room, kitchen/diner, three bedrooms, family bathroom, generous rear garden, garage, off road parking to rear. Energy rating C.

£325,000 FREEHOLD











Directions

From Banbury Cross proceed in a southerly direction toward Bodicote (A4260). Before reaching the flyover turn left where signposted to Bodicote and Cherwell Heights. At the roundabout bear left onto Bankside and take the next turning on the left into Chatsworth Drive. Continue to a mini roundabout and turn left into Avocet Way. Kingfisher Drive is the next turning on the right and around halfway down park on the right hand side and the property will be found along the path on the left

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 porch/hall with space for coats and shoes, door to sitting room, window to side and stairs to first floor.

* Sitting room with laminate flooring, window to front, opening to the kitchen/dining room.

* Kitchen/dining room with ample space for table and chairs. The kitchen area has tiled flooring and is fitted with a range of base and eye level units with worktop over, integrated fridge/freezer, integrated dishwasher, integrated oven with gas hob and extractor over, space and plumbing for washing machine, inset sink, understairs storage cupboard, window to rear, French doors to garden.

* First floor landing with window to side and access to airing cupboard.

* The master bedroom 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.

* The bathroom is fitted with a white suite comprising bath with shower over, WC and wash hand basin., heated towel rail, window to rear.

* The rear garden is larger than average with a patio area, a large lawned area and a further patio area at the rear. Access at the bottom of the garden into the rear of the garage. Off road parking in front of the garage for one car.

Services

All mains services are connected.

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.