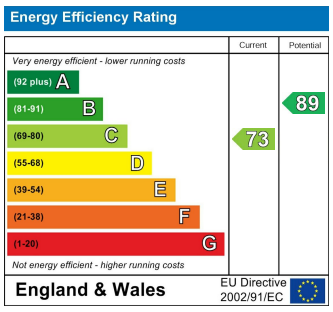
Agents Note

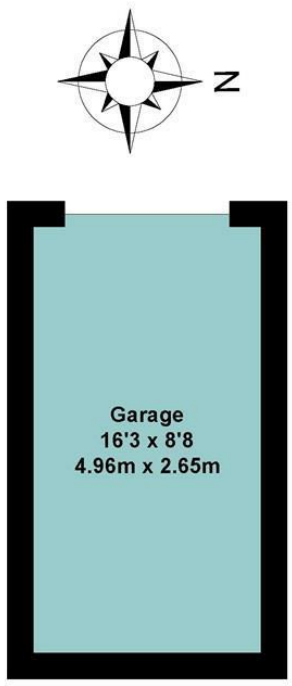
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

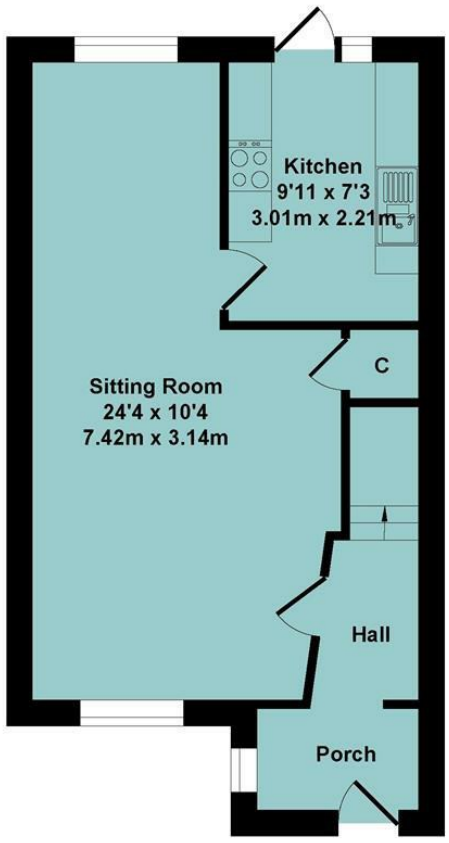
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



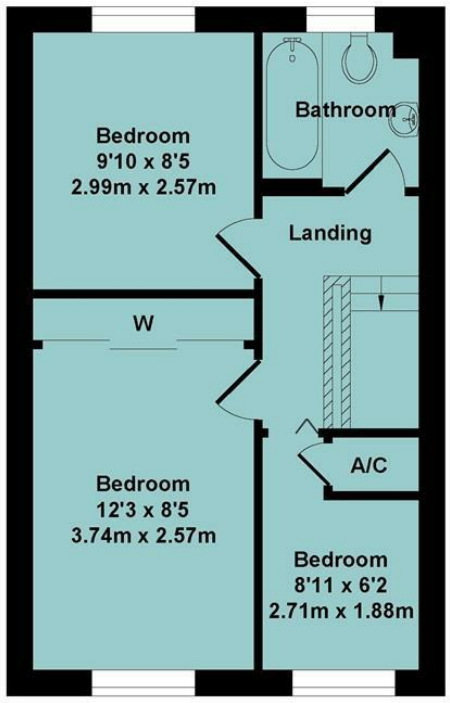
Garage
Approx. Floor
Area 141 Sq.Ft.
(13.10 Sq.M.)



Ground Floor
Approx. Floor
Area 384 Sq.Ft.
(35.70 Sq.M.)



First Floor
Approx. Floor
Area 358 Sq.Ft.
(33.30 Sq.M.)



Total Approx. Floor Area 883 Sq.Ft. (82.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



9 Frensham Close
Banbury

Anker

9 Frensham Close, Banbury, Oxfordshire, OX16 1FQ



Approximate distances
Banbury town centre 2 miles
Banbury train station 2 miles
Oxford 24 miles
Stratford upon Avon 19 miles
Leamington Spa 17 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 THREE BEDROOM HOME WITHIN WALKING DISTANCE OF AMENITIES AND SCHOOLS LOCATED IN A QUIET CUL-DE-SAC

Entrance hall, sitting/dining room, kitchen, three bedrooms, bathroom, rear garden, garage. Energy rating C.

Offers In Excess of £245,000 FREEHOLD











Directions

From Banbury Cross proceed via North Bar turning right at the crossroads into the Warwick Road. Continue for approximately 1½ miles past the Barley Mow public house and turn right at the large roundabout onto Highlands. Proceed for approximately ¼ of a mile and take the left hand turning into Rosedale Avenue. Frensham Close will be found as the third turning on the left hand side. The property will be found on the left hand side and can be recognised by our "For Sale" board.

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:

* Located in a quiet cul-de-sac.

* Within walking distance of local primary and secondary schools.

* Walking distance of local amenities.

* Garage.

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

* Spacious sitting/dining room with window to front, access to understairs storage cupboard, ample space for table and chairs overlooking the rear garden.

* Kitchen fitted with a range of base and eye level units, integrated oven and four ring gas hob, space and plumbing for washing machine, space for fridge freezer, door to rear garden.

* First floor landing with hatch to loft.

* Master bedroom with built-in wardrobes and window to front.

* Second double bedroom with window to rear.

* Third single bedroom with airing cupboard.

* Bathroom fitted with a suite comprising bath, WC, wash hand basin, window, heated towel rail, tiled surround.

* To the front of the property there is a small lawned area and steps to the front door.

* Low maintenance rear garden with patio area, lawn and gate to rear.

* Garage located in a block.

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.