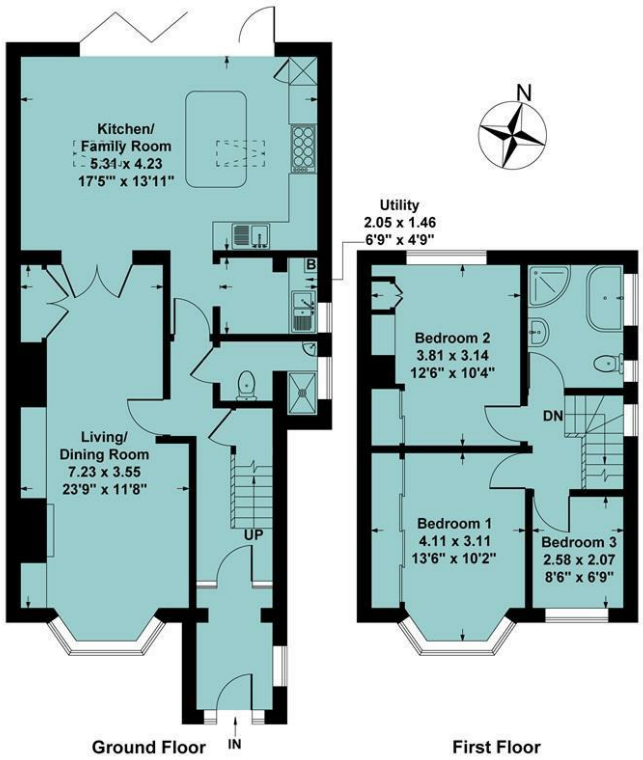
Agents Note

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

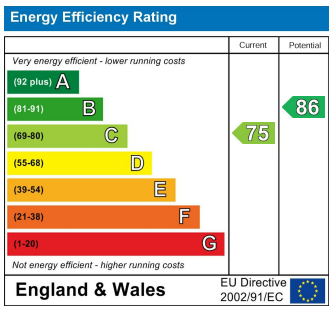
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 73.37 sq m / 790 sq ft
First Floor Approx Area = 39.59 sq m / 426 sq ft
Total Area = 112.96 sq m / 1216 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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.



302 Warwick Road
Banbury

Anker

302 Warwick Road, Banbury, Oxfordshire, OX16 1AZ



Approximate distances
Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 65 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx

A BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM HOME WITH A STUNNING MODERN KITCHEN/FAMILY ROOM, LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES, OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Entrance hall, living/dining room, kitchen/family room, utility room, downstairs shower room, three bedrooms, family bathroom, large rear garden extending to in excess of 40m long, spacious driveway. Energy rating C.

£399,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Shortly after the mini roundabout with the arcade of shops on the left turn right into the slip road and follow it toward the top and the property will be found on the right hand side.

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.

The Property

302 Warwick Road is a beautifully presented three bedroom home that has been tastefully extended and recently redecorated throughout by the current owner. The ground floor offers a spacious open plan living/dining room featuring a bay window and a bespoke built-in desk with power points making it ideal for home working. An impressive kitchen/family room provides a superb space for modern family living and entertaining complete with two velux skylights and two bi-fold doors open out to the garden. Additional ground floor accommodation includes a utility room and shower room. On the first floor there are three bedrooms, two of which are generous doubles with newly fitted bespoke wardrobes along with a modern family bathroom. Outside the rear garden extends to over 40m in length and provides an excellent space for outdoor entertaining featuring a recently laid Cotswold stone patio and a large lawned area. To the front a gravelled driveway provides off road parking for 3-4 vehicles.

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 leading to a hallway with stairs to the first floor and access to two useful storage cupboards with lighting.

* Spacious living/dining room with bay window to front, recently fitted bespoke storage and a recently installed fitted desk. The dining area accommodates a family sized table and chairs and opens through to the kitchen/family room.

* Beautiful kitchen/family room which was installed approximately 10 years ago and is fitted with cream wall and base mounted units with a granite worktop over. Integrated appliances include a fridge freezer and dishwasher. A powered central island with matching granite worktop incorporates a built-in wine fridge whilst the velux skylights and bi-fold doors create a bright and airy atmosphere.

* Utility room fitted with a sink and drainer, space and plumbing for a washing machine and tumble dryer, large capacity Worcester gas fired boiler installed approximately 3 years ago.

* The ground floor shower room comprises a WC, wash hand basin, walk-in shower cubicle and window.

* On the first floor the landing provides access to a boarded loft.

* The master bedroom features a bay window and newly installed bespoke fitted wardrobes.

* Bedroom two is also a double with window overlooking the rear garden and bespoke fitted wardrobes.

* Further single bedroom.

* Family bathroom with electric underfloor heating, a walk-in shower cubicle, bath with mixer tap, WC, wash hand basin and two windows.

* The generous rear garden which extends to over 40m in length features a recently installed Cotswold stone patio ideal for outdoor dining and entertaining with the remainder mainly laid to lawn. There are two garden sheds and gated side access to the front of the property. To the front a gravelled driveway provides off road parking for 3-4 cars.

* No onward chain.

Services

All mains services are connected. The boiler is located in the utility room.

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.