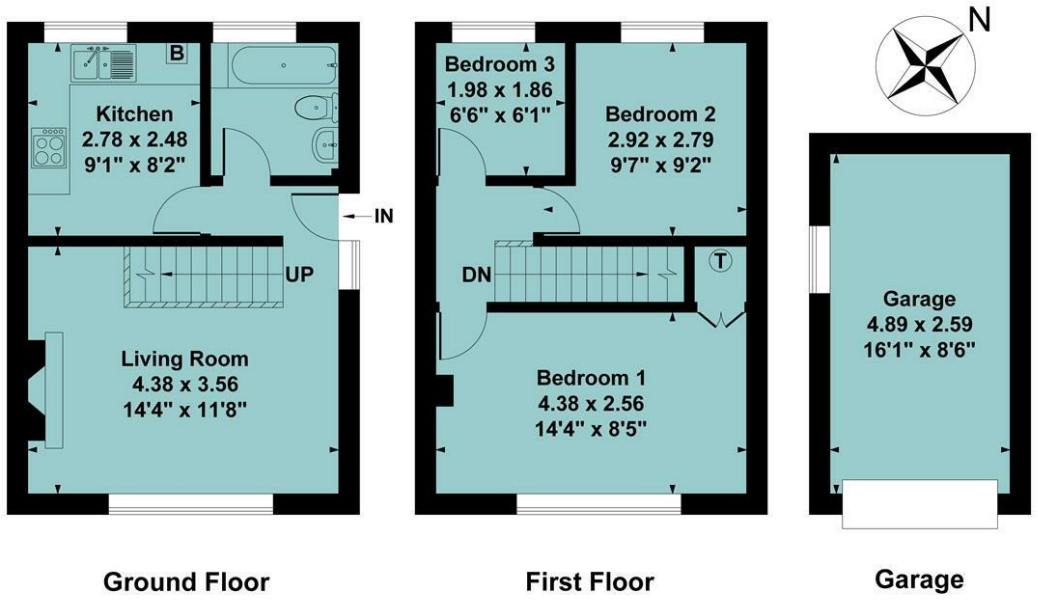
Agents Note

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 = 29.01 sq m / 312 sq ft
First Floor Approx Area = 29.01 sq m / 312 sq ft
Garage Approx Area = 12.66 sq m / 136 sq ft
Total Area = 70.68 sq m / 760 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.

37 Meadow View
Banbury

Anker

37 Meadow View, Banbury, Oxfordshire, OX16 9SS



Approximate distances
Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.5 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 21 miles
Leamington Spa 19 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 SEMI DETACHED HOUSE IN A CUL-DE-SAC LOCATION ON THE POPULAR CHERWELL HEIGHTS DEVELOPMENT TO THE SOUTH SIDE OF THE TOWN WITHIN WALKING DISTANCE OF THE RAILWAY STATION, TOWN CENTRE, LOCAL SCHOOLS AND SHOPS.

Hall, sitting room, kitchen/breakfast room, bathroom, three bedrooms, gas central heating via radiators, uPVC double glazing, driveway parking, garage, garden. No upward chain. Energy rating D.

£275,000 FREEHOLD











Directions

From Banbury town centre proceed along Upper Windsor Street into Swan Close Road and continue into Hightown Road. Turn left into Bankside and Meadow View will be found as the fourth turning on the right hand side. The property will be found after a short distance on the right and can be recognised by our 'For Sale' board.

Banbury

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:

* A brick built three bedroom semi detached house believed to have been constructed circa 1970.

* Located in a cul-de-sac forming part of the popular Cherwell Heights development on the south side of Banbury which is within walking distance of the railway station, town centre, supermarkets, local schools and shops. There is also a canal side recreation area a very short walk from the property.

* A door opens at the side to an entrance hall which in turn opens to the sitting room which has a large window to the front, open grate fireplace and stairs to the first floor.

* Kitchen/breakfast room with a range of wood effect units incorporating a built-in oven, hob and extractor, space for fridge/freezer, wall mounted gas fired boiler, ceramic tiled floor, window to rear overlooking the garden.

* Ground floor bathroom fitted with a white suite comprising a panelled bath with shower over and fully tiled surround, wash hand basin, WC, ceramic tiled floor, heated towel rail, window.

* Main double bedroom with large window to front and built-in wardrobe.

* Two further bedrooms with windows to the rear.

* Gas central heating via radiators and uPVC double glazing.

* Lawned frontage with a driveway at the side providing off road parking leading to a detached single garage.

* The rear garden has a raised deck patio and lawn.

* No upward chain.

Services

All main services are connected. The wall mounted Glow-Worm gas fired boiler is located in the kitchen.

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 £35 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.