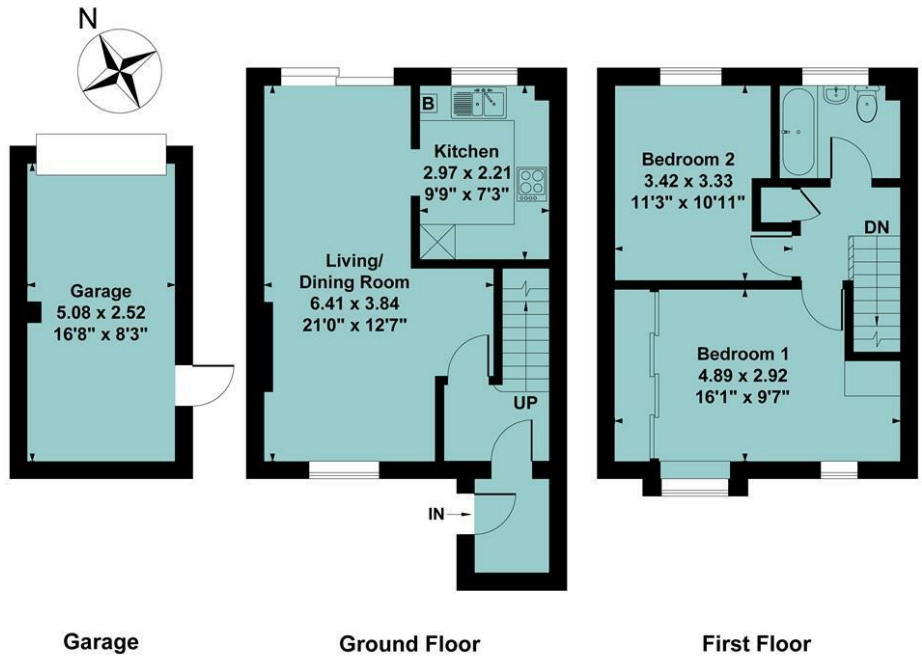
Agents Note

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

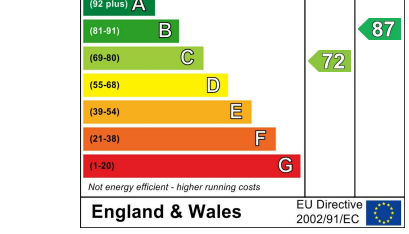
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 33.66 sq m / 362 sq ft
First Floor Approx Area = 31.52 sq m / 339 sq ft
Garage Approx Area = 12.80 sq m / 138 sq ft
Total Area = 77.98 sq m / 839 sq ft

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

www.focuspointhomes.co.uk



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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.



10 Maple Close
Banbury

Anker

10 Maple Close, Banbury, Oxfordshire, OX16 9HA



Approximate distances
Banbury town centre 1 mile
Horton Hospital 0.75 miles
Banbury railway station (rear access) 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Oxford 21 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A WELL PRESENTED TWO BEDROOM END TERRACED HOUSE TUCKED AWAY AT THE END OF A CUL-DE-SAC IN A DESIRABLE AREA ON THE SOUTH SIDE OF TOWN

Porch, hall, large open plan living space, kitchen, two bedrooms, bathroom, good sized garden, garage, no upward chain. Energy rating C.

£275,000 FREEHOLD











Directions

From Banbury town centre proceed in a southerly direction along the Oxford Road (A4260). On the outskirts of the town turn left before the flyover onto Bankside and at the roundabout turn right towards Bodicote and at the next roundabout turn right into Sycamore Dive and Maple Close will be found as the first turning on the right. The property is located at the left hand end of the terrace facing you.

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 well presented end of terrace brick built house in a favoured location on the southern outskirts of the town.

* Occupying a tucked away position at the end of a relatively small no through road where properties are rarely available.

* Larger than average low maintenance rear garden.

* Garage approached directly from the garden.

* Large open plan living space with patio doors opening to the rear garden.

* Kitchen fitted with white gloss units incorporating a built-in double oven, gas hob and integrated hood over, integrated fridge, plumbing for washing machine, work surfaces, wall mounted Ideal gas fired boiler, window to rear overlooking the garden.

* Spacious main double bedroom with two windows to the front, a useful recess for furniture or a desk if required and a sliding door opens to full width built-in wardrobes.

* Second bedroom which can be used as either a large single or small double with window to rear overlooking the garden.

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

* Block paved area to the front, path to the front door, paved area for bins, border, access to rear via a side gate.

* The rear garden is, as mentioned above, larger than average and is arranged for low maintenance with a raised artificial grass area with dwarf brick wall and wrought iron railings surround beyond which there is a large paved patio. From here a personal door opens to the single garage which is located at the end of a small block with an up and over door, power and light connected and a freezer which would stay if required. Also from the garden there is a gate to a parking area where the owners have parked for many years although it is not an owned space.

Services

All mains services are connected. The wall mounted Ideal combination gas fired boiler (replaced December 2025) is located in the kitchen. Double glazed windows all replaced August 2024.

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 £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.