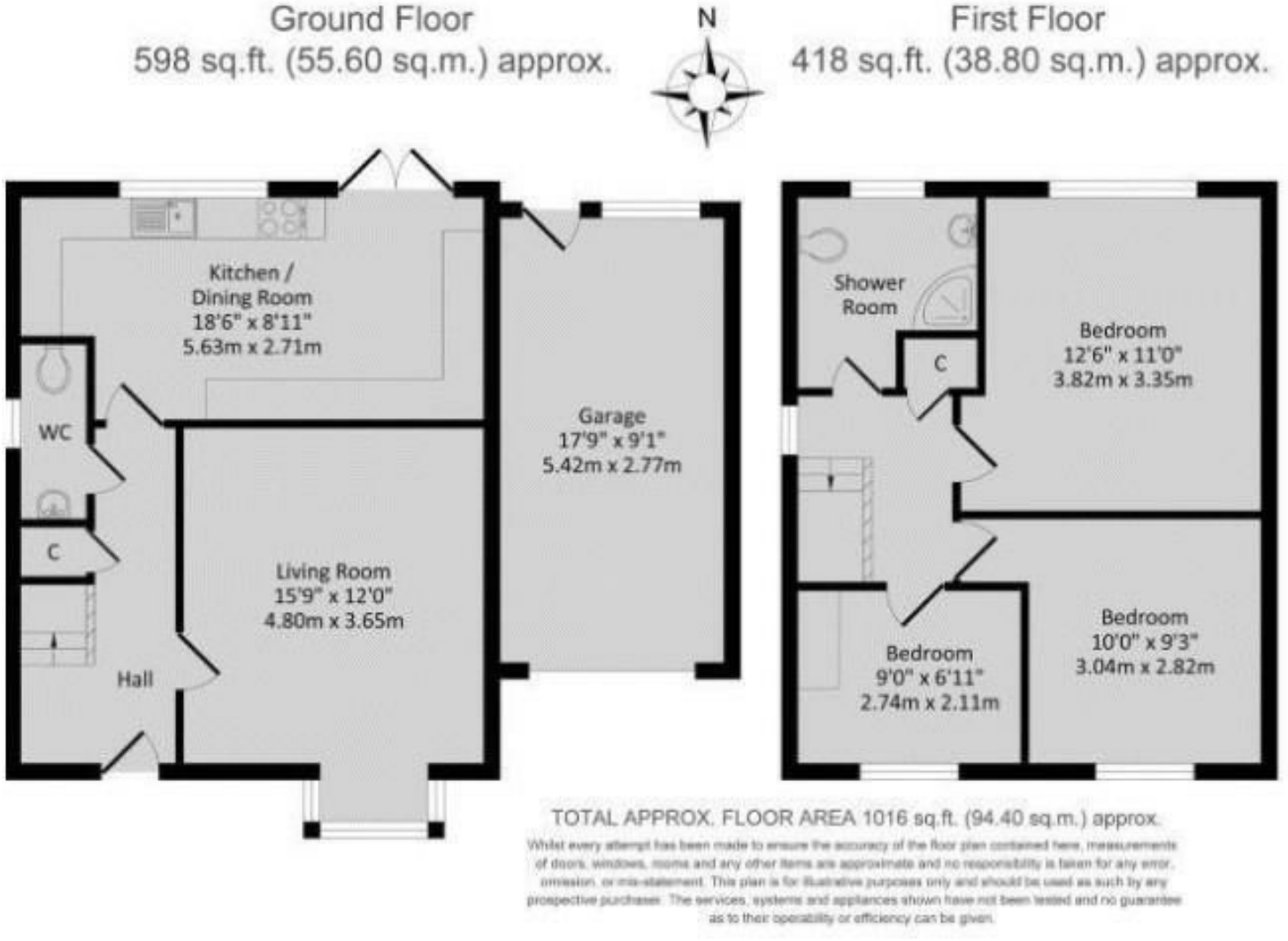
Agents Note

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.

30 Foscote Rise
Banbury

Anker

30 Foscote Rise, Banbury, Oxfordshire, OX16 9XN



Approximate distances
Banbury town centre 0.5 miles
Banbury train station 0.25 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

LOCATED A SHORT WALK FROM THE TOWN CENTRE AND HORTON HOSPITAL IS THIS THREE BEDROOM LINK DETACHED HOUSE THAT HAS BEEN MODERNISED THROUGHOUT BENEFITTING FROM A MODERN KITCHEN/DINER, A LANDSCAPED REAR GARDEN PLUS A GARAGE AND DRIVEWAY PARKING

Entrance hall, living room, kitchen/diner, downstairs WC, three bedrooms, shower room, garage and driveway parking, front and rear gardens. Energy rating C.

£350,000 FREEHOLD











Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and Foscote Rise will be found as the second turning on the right. Continue down the hill following the numbering system to a cul-de-sac on the right hand side and the property will be found on the right.

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 hall with doors to the living room, kitchen/diner, downstairs WC, understairs storage and stairs to first floor.

* Living room with bay window to front and wall mounted electric fireplace.

* Kitchen/diner fitted with a range of modern base and eye level units with quartz worktop over and neutral fronts. One and a half bowl sink and draining board, glass splashbacks, integrated appliances to include washing machine, under counter fridge and freezer, microwave, Neff double oven and grill, Neff four ring induction hob with extractor over, breakfast bar with space for seating under, tiled flooring, window and door to the rear garden.

* Downstairs WC with WC, wash hand basin, tiled splashback and window to side.

* First floor landing with doors to all rooms, door to the airing cupboard housing the boiler, hatch to loft and window to side.

* Bedroom one is a double with a window to the rear and a built-in double wardrobe.

* Bedroom two is a double with a window to the front.

* Bedroom three is a single with a window to the front currently being used as a study.

* Shower room fitted with a modern white suite comprising corner shower cubicle, WC and vanity wash hand basin, heated towel rail, tiled floor and walls, window to rear.

* The rear garden, which is tiered, has been landscaped with a patio area and steps lead up to a further patio and a border of mature bushes, plants and shrubs. There is gated side access as well as a personal door leading to the rear of the garage.

* Garage with double hinged doors to the front, personal door to the rear, light and power, fitted base units to the rear for storage with mezzanine storage above.

* Driveway parking in front of the garage for one vehicle. To the front of the property there is also a small garden area with bushes and shrubs and steps lead up the front door. This could be converted to further parking if required.

Services

All mains services are connected. The boiler is located in the airing cupboard.

Local Authority

Cherwell District Council. Council tax band D.

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.