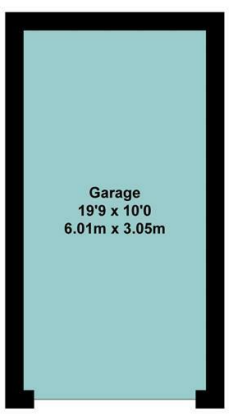
Agents Note

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.

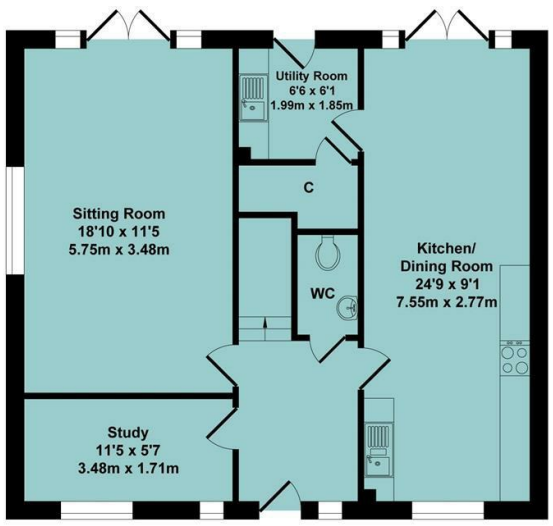
Referral fees

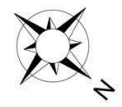
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 197 Sq.Ft.
(18.3 Sq.M.)

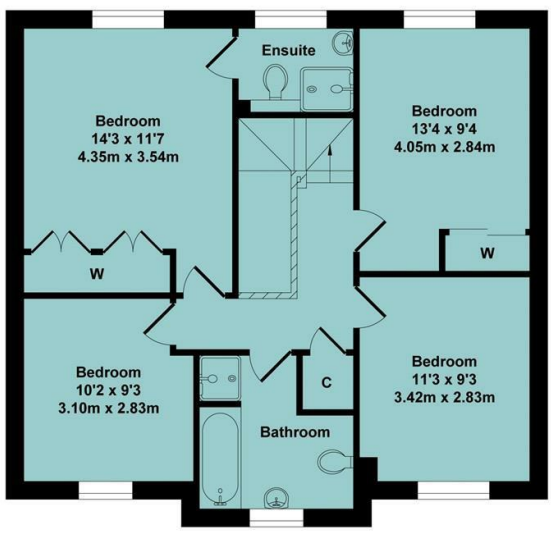


Ground Floor
Approx. Floor
Area 687 Sq.Ft.
(63.80 Sq.M.)

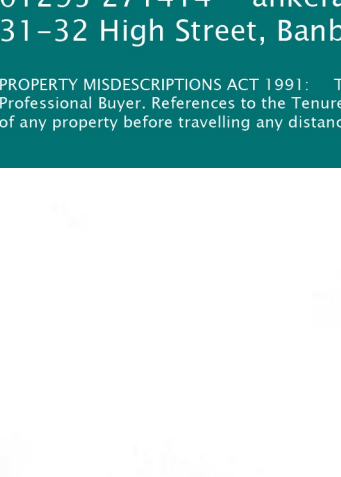




First Floor
Approx. Floor
Area 700 Sq.Ft.
(65.0 Sq.M.)



Total Approx. Floor Area 1584 Sq.Ft. (147.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.

20 Thenford Way
Banbury

Anker

20 Thenford Way, Banbury, Oxfordshire, OX16 2DS



Approximate distances
Banbury town centre 2.3 miles
Banbury railway station 2.5 miles
Oxford 32 miles
Stratford upon Avon 20 miles
Leamington Spa 18 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

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME THAT HAS BEEN UPGRADED BY THE CURRENT OWNERS AND BENEFITS FROM AN ENSUITE TO THE MASTER BEDROOM, A GARAGE AND OFF ROAD PARKING

Entrance hall, study, sitting room, kitchen/dining room, utility, downstairs WC, four double bedrooms, ensuite and family bathroom, front and rear gardens, garage and off road parking.
Energy rating B.

£430,000 FREEHOLD











Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A432). Take the second exit at the Duke's Meadow Drive roundabout and then take the second right hand turning into Hardwick Hill. Continue along Hardwick Hill and and take a right hand turning into Thenford Way. After a short distance the property will be found on the right hand side. A "For Sale" board has been erected for ease of identification.

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 study, sitting room, cloakroom and kitchen/dining room, stairs to first floor, window to front, radiator. All the ground floors (except the sitting room) have been fitted with upgraded Amtico flooring.

* Study with two windows to front overlooking the garden, numerous power points, TV aerial point, ethernet cable point.

* Dual aspect sitting room with window to side and French doors opening to the rear garden. Numerous plug sockets (some of them have USB sockets also), two radiators.

* Ground floor cloakroom fitted with a white WC and wash hand hand basin, part tiled walls, Amtico flooring, radiator.

* Dual aspect kitchen/dining room with Amtico flooring, window to front, double French doors opening out to the rear garden. A range of grey gloss base and eye level units with marble effect worktop, a four ring gas hob with extractor over, integral eye level double oven, fridge freezer, integrated dishwasher, ample space for table and chairs and other furniture, numerous power points, two radiators, doorway to the utility.

* Utility room with base and eye level unit, sink and drainer unit, integrated washing machine, wall mounted gas boiler, Amtico flooring, door to rear. Large understairs storage cupboard.

* First floor landing with hatch to loft and door to airing cupboard.

* The master bedroom is a large double with window to rear, two double fitted wardrobes, numerous power points and door to ensuite.

* Ensuite with Amtico flooring, upgraded tiling, double shower cubile, WC and wash hand basin, heated towel rail, window to rear.

* Bedroom two is also a double with window to rear and a built-in wardrobe.

* Two further double bedrooms both overlooking the front.

* Family bathroom fitted with a white suite comprising panelled bath, separate shower cubicle, WC and wash hand basin, heated towel rail, fully tiled walls, Amtico flooring, window to front.

* The rear garden is enclosed and relatively private, mostly laid to lawn with a small patio area. Gravelled area behind the garage suitable for storing bins. Gate to side leading to the driveway.

* Small front garden mostly laid to lawn with a range of shrubs.

* Driveway parking for 2-3 vehicles.

* Garage with up and over door, eaves storage and numerous power points as well as an external plug socket on the outside garage wall in the garden.

Services

All mains services are connected. The boiler is located in the utility room. There is an estate charge of approximately £115 per annum.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

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.