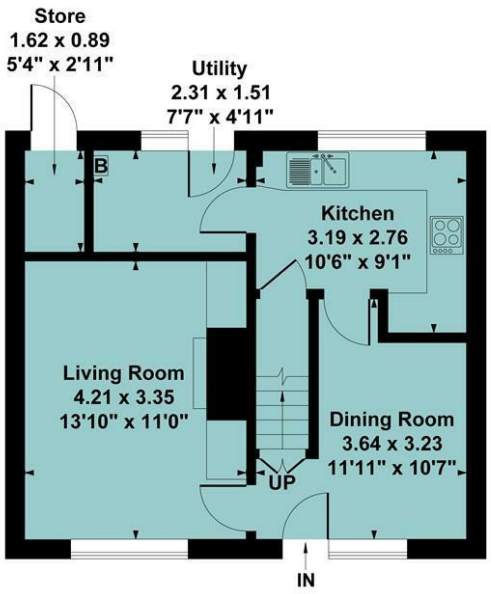
Agents Note

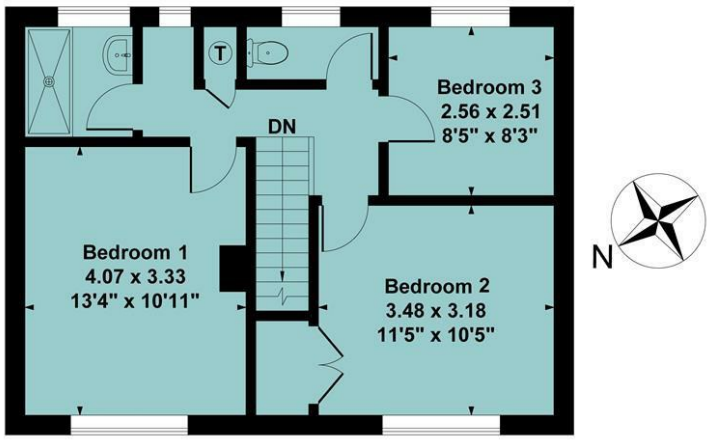
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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



First Floor

Ground Floor Approx Area = 39.40 sq m / 424 sq ft
First Floor Approx Area = 47.23 sq m / 508 sq ft
Total Area = 86.63 sq m / 932 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.

14 Margaret Close
Banbury

Anker

14 Margaret Close, Banbury, Oxfordshire, OX16 0QD



Approximate distances
Banbury town centre 0.5 miles
Banbury train station 1 miles
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM TERRACED PROPERTY LOCATED IN A QUIET CUL-DE-SAC BENEFITTING FROM A GENEROUS REAR GARDEN AND A MODERN SHOWER ROOM PLUS SCOPE FOR FURTHER IMPROVEMENT AND MODERNISATION

Entrance hall, living room, dining room, kitchen, utility, three bedrooms, shower room, separate WC, front and rear gardens. Energy rating D.

£245,000 FREEHOLD











Directions

From the centre of Banbury proceed in a westerly direction along Broughton Road and at the roundabout turn right into Woodgreen Avenue. Proceed to the next roundabout and continue straight on into Orchard Way. Continue until Edmunds Road is found as a turning to the left then take the first left turning into Margaret Close. Proceed to the second right hand turn towards the end of the cul-de-sac and the property will be found on your left 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.

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 door to the living room, stairs to the first floor and opening to the dining room.

* Living room with a window to the front, a gas fire with stone ornamental surround and mantle, ample space for all furniture.

* Dining area with window to the front, space for table and chairs and doorway through to the kitchen.

* Kitchen fitted with a range of base and eye level units with worktop over, inset sink, integrated oven and four ring electric hob with extractor over, tiled splashback, window to rear, understairs storage cupboard and door to utility.

* Utility with space and plumbing for a washing machine, space for further free standing appliances, wall mounted gas boiler, door and window to rear garden.

* First floor landing with doors to all rooms and window to rear.

* Bedroom one is a large double with a window to the front and hatch to loft.

* Bedroom two is a double with a window to front and a large built-in wardrobe.

* Bedroom three is a generous single with a window to the rear.

* Recently refitted shower room with a walk-in double shower cubicle, vanity wash hand basin, tiled walls and window to the rear.

* Separate WC with WC and window to the rear.

* The rear garden has a patio area immediately outside the rear doors, gated side access giving access to the front of the property as well as a large lawned area to the rear of the patio. External store cupboard.

* To the front of the property there is path leading to the front door as well as a retaining wall with steps leading up to a small lawned area and a gate to the front.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

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.