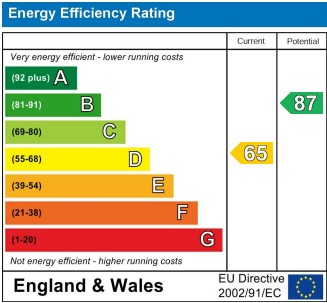


Agents Note

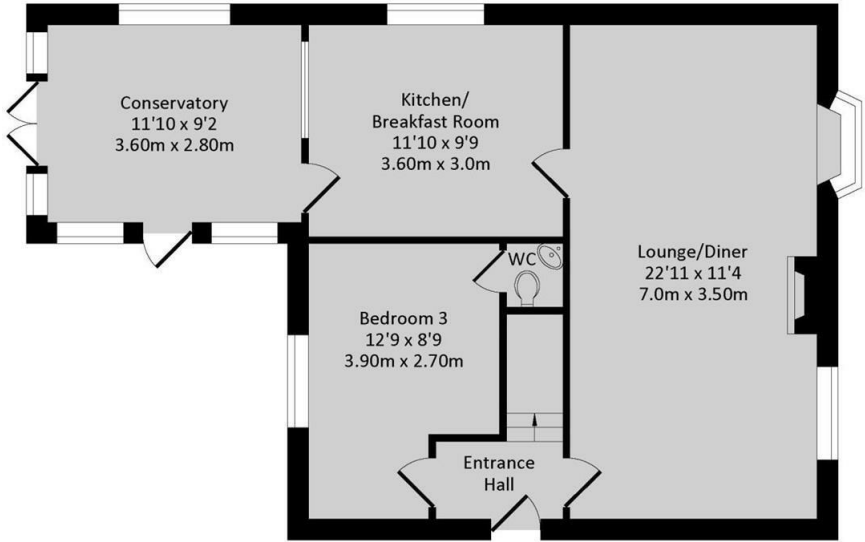
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

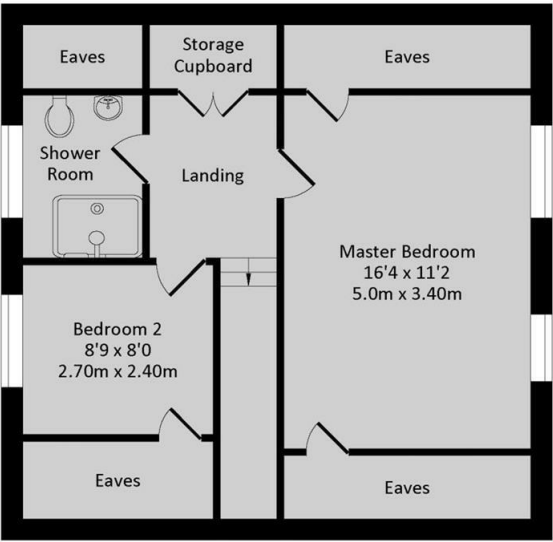
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Ground Floor
Approx. Floor
Area 619 Sq.Ft.
(57.50 Sq.M.)



First Floor
Approx. Floor
Area 531 Sq.Ft.
(49.30 Sq.M.)



Total Approx. Floor Area 1150 Sq.Ft. (106.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



36 Elton Road
Banbury



36 Elton Road, Banbury, Oxfordshire,
OX16 9TN

Approximate distances
Banbury town centre 1 mile
Junction 11 M40 motorway 2 miles
Banbury railway station (rear access) 0.75 miles
Oxford 20 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 65 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME WITH LARGE DRIVEWAY, GARAGE AND PRIVATE REAR GARDEN LOCATED WITHIN THE POPULAR CHERWELL HEIGHTS DEVELOPMENT ON THE SOUTH SIDE OF TOWN

Entrance hall, kitchen/breakfast room, living room/dining room, conservatory, three bedrooms, shower room, garage and driveway, rear garden, no onward chain. Energy rating D.

£360,000 FREEHOLD



Directions

From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the Hospital and Sainsbury's supermarket and then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left onto Chatsworth Drive and then left again into Elton Road. Follow the road where it bends around to the right and number 36 will be found on your right hand side just before the turning for Heathcote Avenue.

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 hallway with stairs rising to the first floor and doors leading into the sitting room and ground floor bedroom.
- * Large living/dining room with two windows to the front aspect and door leading into the kitchen. There is an open fireplace which is still in place but not currently in use. Wood effect flooring throughout.
- * Kitchen fitted with a range of wall and base mounted units with high gloss grey doors and worktops over. There are panelled splashbacks and an inset one and a half bowl sink with drainer. There is space and plumbing for a washing machine and dishwasher and space for a fridge freezer. There is an integrated double oven, four ring gas hob and extractor hood and there is a window to the side aspect with further window and door to the rear and wood effect vinyl flooring throughout.
- * Conservatory made from wooden construction. The current owner has insulated the roof and panelled the inside walls and added a corner wash hand basin. The conservatory has French doors leading into the garden with further door to the side. Wood effect vinyl flooring throughout.
- * Ground floor bedroom two. A double bedroom with large window to the rear aspect, wood effect flooring and door leading into a W.C with wash hand basin with panelling to the walls and tiled flooring.
- * First floor landing with doors to all first floor rooms and a large built-in storage cupboard. There is access to the roof space which is boarded with light and ladder.

- * Bedroom one is a very large double bedroom with two windows to the front aspect and low level doors leading to eaves storage areas to both sides. Wood effect flooring throughout.
- * Bedroom three is a good sized single bedroom with window to the rear aspect and low level door leading to eaves storage. Wood effect flooring throughout.
- * Refitted family shower room comprising double shower cubicle, toilet and wash basin with useful vanity storage unit beneath. There is a heated towel rail, attractive tiled splashbacks and flooring, a panelled ceiling and a window to the rear aspect.
- * A single garage with power and lighting and up-and-over door leading onto the driveway.
- * To the rear of the property there is a lawned garden with paved patio adjoining the house with outside tap. There is gated access to both sides of the property and soil borders ready for planting. To the front of the property there is a lawned area with gravelled borders and a gravelled driveway providing parking for several vehicles.

Services

All mains services connected. The gas fired boiler is located in the loft.

Local Authority

Cherwell District Council. Council tax band D.

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 £30 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.