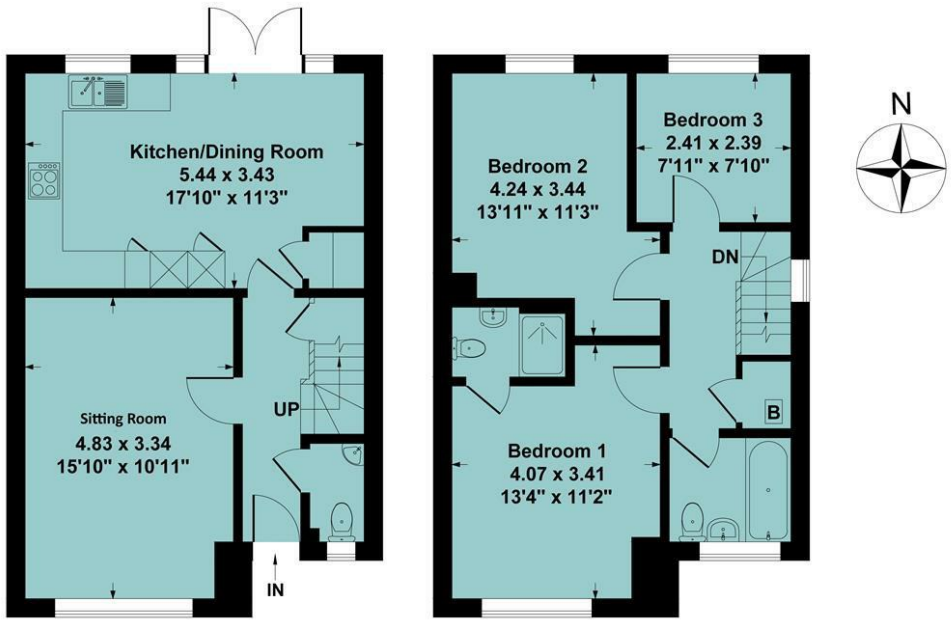
Agents Note

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 = 43.98 sq m / 473 sq ft
First Floor Approx Area = 43.98 sq m / 473 sq ft
Total Area = 87.96 sq m / 946 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.

24 Bidwell Road
Banbury

Anker

24 Bidwell Road, Banbury, Oxfordshire, OX16 9ZL



Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 3.3 miles
Chipping Norton 12 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles

A VERY WELL PRESENTED FOUR YEAR OLD THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON THE HIGHLY SOUGHT AFTER REDROW DEVELOPMENT OF BLOXHAM ROAD WITH QUALITY FITTINGS, EXCEPTIONALLY HIGH CEILINGS AND LARGE WINDOWS

Hall, WC, sitting room, kitchen/dining room, main bedroom with ensuite shower room, two further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, two allocated parking spaces in front, rear garden, outbuildings, no upward chain. Energy rating B.

£367,500 FREEHOLD











Directions

From Banbury town centre proceed in a southerly direction via South Bar and at the traffic lights turn right into Bloxham Road (A361) toward Chipping Norton. Travel to the outskirts of the town and at the roundabout take the third exit into Tyrrell Road and then take the third turning on the right into Bidwell Road and the property will be found on the right hand side and can be recognised by our "For Sale" board.

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:

* A very well presented brick built semi detached house constructed approximately 4 years ago by Redrow Homes.

* Located in a desirable area of Bloxham Road yards from Salt Way bridal path allowing access to country walks.

* Spacious accommodation on two floors which is complemented by exceptionally high ceilings (approx. 2.5m on the ground floor and approx. 2.4m on the first floor) and large windows creating a spacious light and airy feel.

* Extensive Amtico vinyl wood effect flooring.

* A superb open plan kitchen/dining room ideal for modern living is fitted with a good range of units, extensive work surfaces, integrated dishwasher, fridge and freezer, built-in upgraded Siemens oven, grill and separate hob with extractor over, ample space for table and chairs, French doors with side panels opening to the rear garden, further window to the rear and door to utility cupboard with plumbing for washing machine and space for tumble dryer.

* Spacious hallway with storage and door to the ground floor WC fitted with a white suite and window.

* Well lit living room with large window to front.

* Landing with hatch to loft, window to side and door to dep built-in airing cupboard housing the wall mounted gas fired boiler.

* Main double bedroom with window to front and door to ensuite shower room fitted with a white suite comprising fully tiled double shower cubicle, wash hand basin and WC, extractor.

* Second double bedroom with recess for wardrobes and fitted black-out blind.

* Third bedroom with window to rear.

* Family bathroom fitted with a suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, heated towel rail, window, extractor.

* Two allocated off road parking spaces and low maintenance garden to front, path to the front door and path to side via a gate which opens to the rear garden.

* Rear garden with paved patio, lawn, timber shed and larger shed with power connected (not installed by a qualified electrician).

Services

All mains services are connected. The wall mounted gas fired Vaillant combination boiler is located in the airing cupboard on the landing. There is an estate charge of £168.82 per annum.

Local Authority

Cherwell District Council. Council tax band C.

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.

Agent's note

Please note one of the vendors of this property is employed by Anker & Partners.

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.