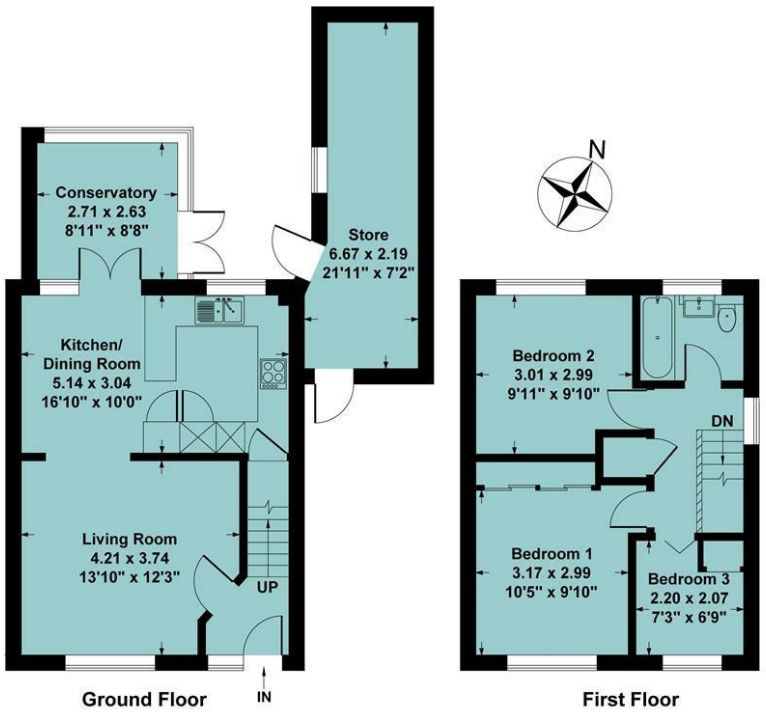
## Agents Note

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

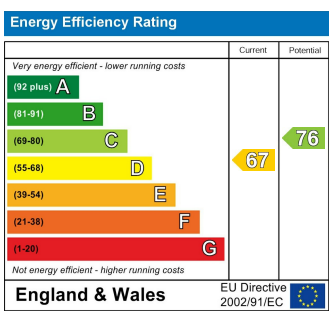
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 Approx Area = 43.63 sq m / 470 sq ft**
**First Floor Approx Area = 35.68 sq m / 384 sq ft**
**Outbuilding Approx Area = 12.52 sq m / 135 sq ft**
**Total Area = 91.83 sq m / 989 sq ft**

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk





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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.




# 45 Kingfisher Drive
# Banbury

Anker

# 45 Kingfisher Drive, Banbury, Oxfordshire, OX16 9YE



Approximate distances
Banbury town centre 1.2 miles
Junction 11 M40 motorway 2.5 miles
Banbury railway station (rear access) 1.25 miles
Oxford 21 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

**A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME LOCATED IN THE POPULAR AREA OF CHERWELL HEIGHTS WITHIN WALKING DISTANCE OF THE RAILWAY STATION**

**Entrance hall, sitting room, kitchen/dining room, conservatory, three bedrooms, bathroom, gas central heating, garden, off road parking. Energy rating D.**

**£320,000 FREEHOLD**











## Directions

From Banbury town centre proceed via the High Street into George Street and at the traffic lights turn right into Windsor Street and at the next traffic lights turn left into Swan Close Road. Take the second turning on the left into Bankside after approximately quarter of a mile turn right into Chatsworth Drive and follow the road straight on at the first mini roundabout and right at the second one into Avocet Way and Kingfisher Drive will be found on the right hand side. Proceed for approximately 150 yards

### 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.

CHERWELL HEIGHTS is a very well regarded development on the South side of the town with amenities which include a Co-op convenience store, opticians, dentist, fish and chip shop, Chinese takeaway, a public house/restaurant and two primary schools.

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:

* Walking distance to The Grange and St John's primary schools.

* Walking distance to local pub, Co-op convenience store and Chinese takeaway on Chatsworth Drive.

* Entrance hall with stairs to first floor and door to sitting room.

* Sitting room with window to front and archway leading to the kitchen/dining room.

* Kitchen/dining room with a range of wall and base mounted units with worktop over, built-in double oven with four ring gas hob and extractor, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, ample space for dining table and chairs.

* Conservatory with door opening to the rear garden.

* First floor landing with access to loft and airing cupboard.

* Bedroom one with built-in wardrobes.

* Bedroom two is a double and overlooks the rear garden.

* Third single bedroom with window to front.

* Family bathroom with a suite comprising bath, wash hand basin, WC and window.

* The rear garden comprises a patio area leading down to a lawn with small decking area and access to a large storage shed.

* To the front of the property is a driveway for at least two cars.

### Services

All mains services are connected.

### Local Authority

Cherwell District Council. Council tax band C.

### 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.