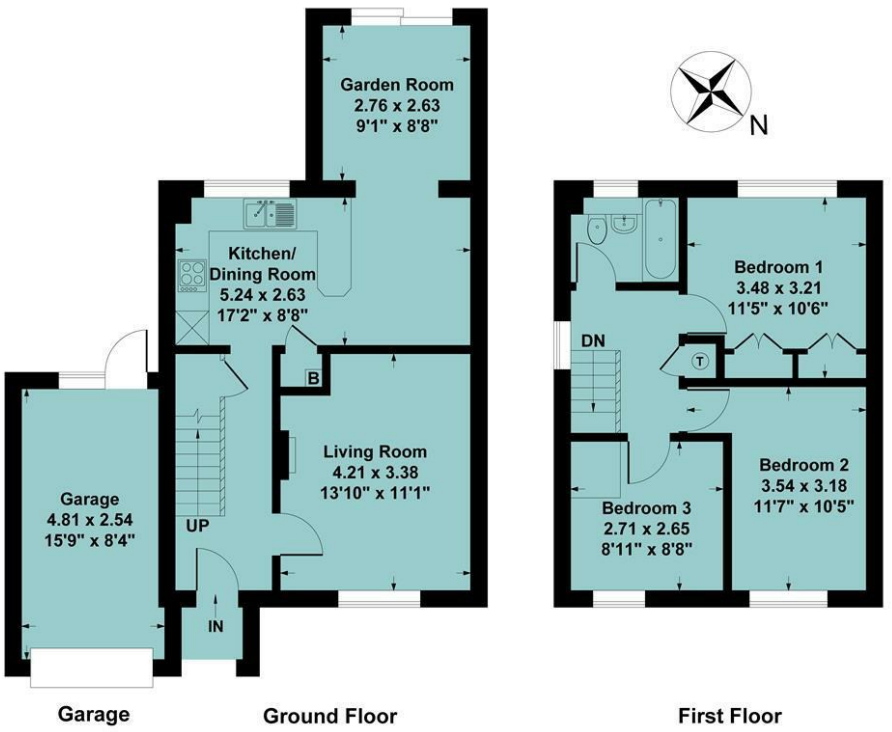
Agents Note

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 = 46.11 sq m / 496 sq ft
First Floor Approx Area = 36.69 sq m / 395 sq ft
Garage Approx Area = 11.79 sq m / 127 sq ft
Total Area = 94.59 sq m / 1018 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.

15 Avocet Way
Banbury

Anker

15 Avocet Way, Banbury, Oxfordshire, OX16 9YA



Approximate distances
Banbury town centre 1.75 miles
Banbury railway station (rear access) 1 mile
Junction 11 (M40 motorway) 2.25 miles
Oxford 22 miles
Stratford upon Avon 22 miles
Leamington Spa 21 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

OFFERED TO THE MARKET CHAIN FREE IS THIS EXTENDED THREE BEDROOM LINK-DETACHED HOUSE LOCATED CLOSE TO SCHOOLS AND AMENITIES AND BENEFITTING FROM A GARAGE AND OFF ROAD PARKING

Entrance hall, lounge, kitchen diner/family room, three bedrooms, family bathroom, rear garden, garage, off road parking. Energy rating E.

£299,950 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. Continue along this road for approximately 100 yards and the property will be found on the left

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 lounge and kitchen, stairs to first floor and understairs storage.

* The lounge is located at the front of the property and has a large window to the front with ample space for furniture.

* The kitchen/diner has been extended to the rear to create an L-shaped open plan room great for entertaining. The kitchen is fitted with a range of wooden base and eye level units, integrated double oven, space for undercounter fridge and freezer, space and plumbing for washing machine, ample space for dining furniture as well as additional seating, patio doors to rear garden.

* First floor landing with doors to all room, hatch to loft, window to side and door to airing cupboard which houses the hot water tank.

* Bedroom one is a double with window to rear and built-in wardrobes.

* Bedroom two is a double with window to front.

* Bedroom three is a large single with window to front.

* Bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, fully tiled walls, window to rear.

* Garage fitted with up and over door to front, personal door to rear, light and power.

* The rear garden is mostly laid to lawn with a patio area immediately outside the back door and there is as a border of shrubs and bushes.

* To the front there is off road parking for several vehicles.

* The property has modern double glazing and a new roof fitted on the kitchen extension.

Services

All mains services are connected. The boiler is located in a cupboard in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: E

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.