



2 Heathcote Avenue
Banbury



2 Heathcote Avenue Banbury, Oxfordshire, OX16 9TP

Approximate distances

Banbury town centre 1.25 miles

Banbury railway station (rear access) 1 mile

Junction 11 (M40 motorway) 2.5 miles

Oxford 20 miles

Stratford upon Avon 20 miles

Leamington Spa 19 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 VERY WELL PRESENTED AND EXTENDED FOUR BEDROOMED DETACHED HOUSE IN A PLEASANT NO THROUGH ROAD FORMING PART OF THE HIGHLY SOUGHT AFTER BODICOTE CHASE/CHERWELL HEIGHTS AREA ON THE SOUTH SIDE OF TOWN.

Hall, cloakroom, sitting room, dining room, re-fitted kitchen, utility room, ground floor bedroom and wet room, three first floor bedrooms, modern bathroom, off road parking to front and side, garage, low maintenance garden.

£330,000 FREEHOLD





Directions

From Banbury town centre proceed in a southerly direction along the Oxford Road (A4260). On the outskirts of the town turn left where signposted to Cherwell Heights before reaching the flyover. At the mini roundabout turn left onto Bankside and then take the first turning on the left into Chatsworth Drive. Take the first left again into Elton Road and continue around the right hand bend. Take the next turning on the right into Heathcote Avenue and the property will be found after a very short distance on the right 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.

The Property

2 HEATHCOTE AVENUE is a well presented detached four bedroomed house which has been apparently well maintained and updated. It offers well proportioned accommodation on two floors which has been extended at ground floor level creating a larger kitchen area, utility room and a ground floor bedroom with wet room ideal for extended family of any age. The fittings are modern throughout and complimented by uPVC double glazing, fascias, guttering and gas central heating via radiators. Externally there is off road parking to the side leading to a single garage. To the rear there is a low maintenance garden.

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:

- * Hall with laminate wood effect floor and ground floor cloakroom with a white suite and fully tiled walls.
- * A large sitting room with a bay window to the front and feature composite marble fireplace.

- * Separate dining room with window to front with an archway to the kitchen.

- * Kitchen with a range of base and eye level cream shaker style units incorporating a double oven, gas hob and integrated extractor, glazed wall cabinets, space for fridge/freezer, integrated dishwasher, door to understairs cupboard, work surfaces, wall cabinet housing wall mounted gas fire and boiler.

- * Utility room with plumbing for washing machine, space for tumble dryer, base units, work surfaces, fully tiled walls, glazed door and window to the rear garden.

- * Ground floor bedroom/wet room ideal for either an elderly family member or a teenager requiring their own space with window to rear and wet room including a walk-in shower, wash hand basin and WC, fully tiled walls,

- * Main bedroom with window to rear and wall to wall built-in wardrobes.

- * Second double bedroom with window to front and door to undereaves storage space.

- * Third bedroom with window to front and door to undereaves storage space.

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

- * Gas central heating via radiators, uPVC double glazed windows and doors, fascias and guttering.

- * Off road parking on the block paved driveway to front and side, single garage with personal door to the rear garden. Gated access from the drive also opens to the rear garden.

- * Low maintenance rear garden with paved patio, block paving with flower and shrub beds. Pedestrian access via gates to both sides.

Services

All mains services are connected. The wall mounted Gloworm boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D (Band review pending).

Viewing

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

Agent's note

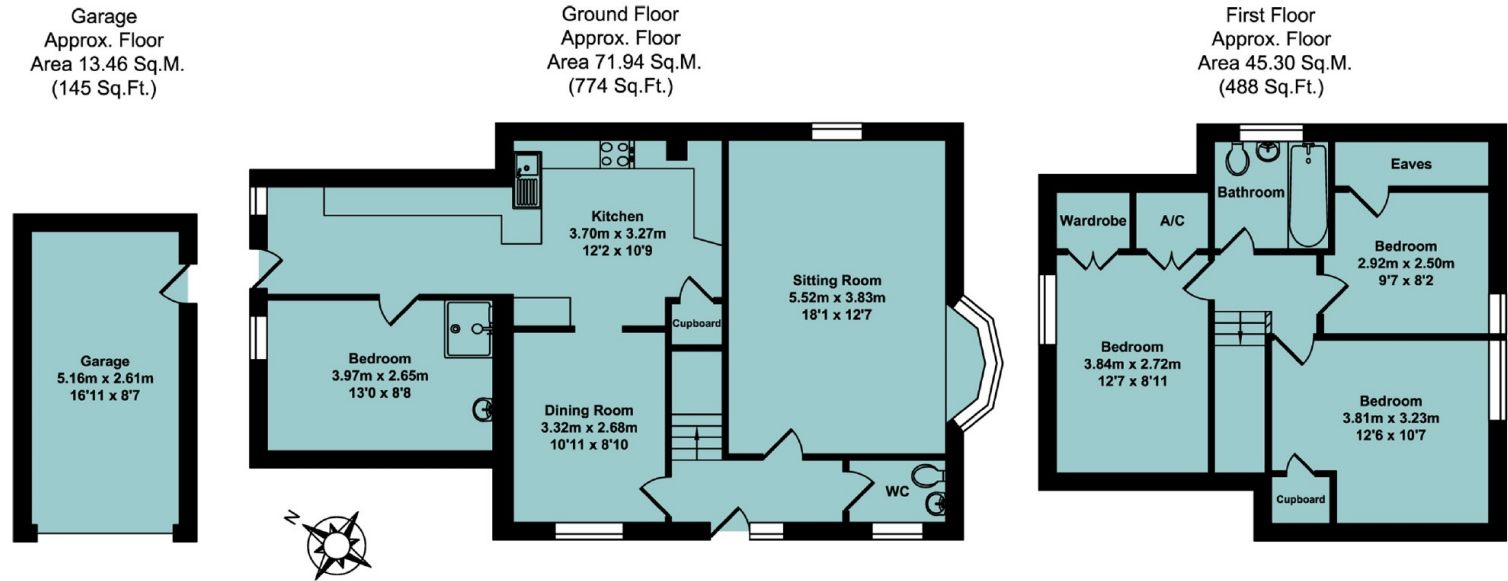
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



Total Approx. Floor Area 1407 Sq.Ft. (130.70 Sq.M.)

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

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER Fax: 01295 264100



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.