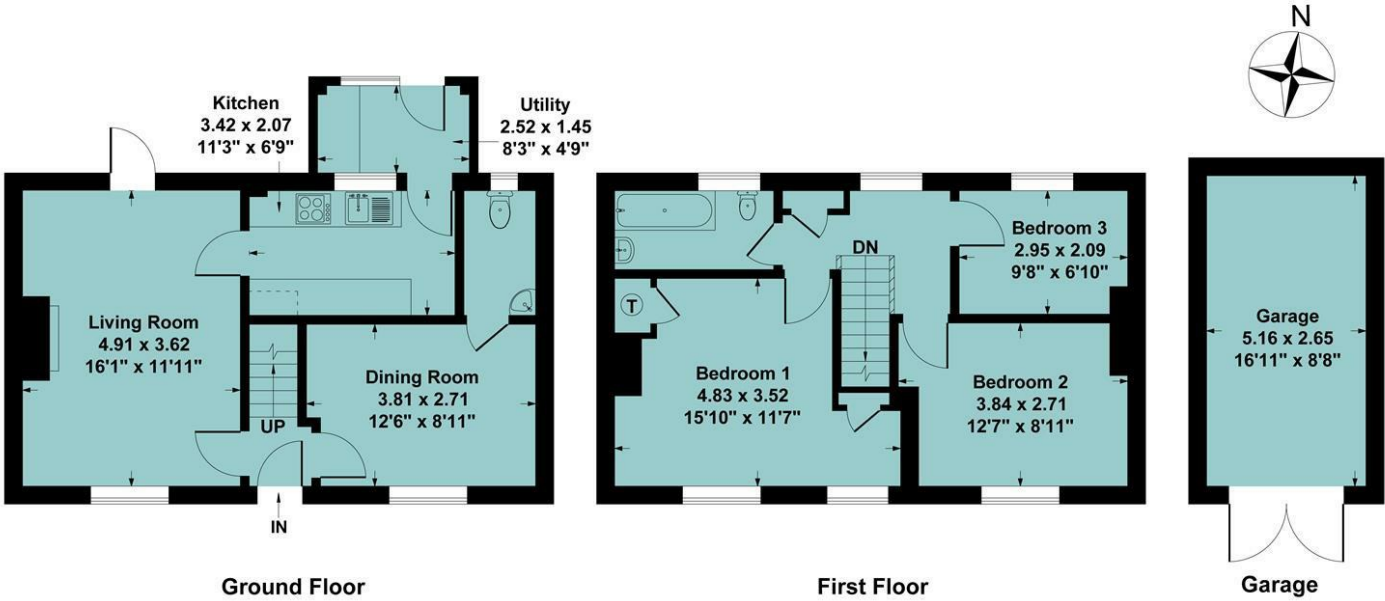


Agents Note

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.

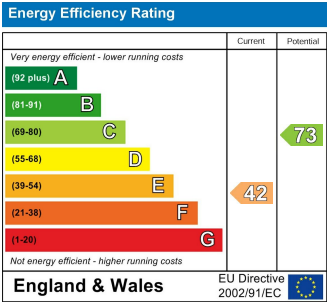
Referral fees

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 = 46.29 sq m / 498 sq ft
First Floor Approx Area = 41.88 sq m / 451 sq ft
Garage Approx Area = 13.67 sq m / 147 sq ft
Total Area = 101.84 sq m / 1096 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.



7 Horton View
Banbury



7 Horton View, Banbury, Oxfordshire,
OX16 9HR

Approximate distances
Banbury town centre 1 mile
Horton Hospital 0.4 miles
Sainsbury's supermarket 0.4 miles
Banbury railway station (rear entrance) 1.2 miles
M40 (Junction 11) 2 miles
Stratford 20 miles
Oxford 24 miles

A WELL PROPORTIONED SEMI DETACHED PROPERTY
ON A GENEROUS PLOT CONVENIENTLY LOCATED FOR
NEARBY SCHOOLS AND AMENITIES OFFERING
EXCELLENT SCOPE FOR EXTENSION (SUBJECT TO
PLANNING)

Entrance hall, living room, kitchen, utility, dining
room/bedroom four, downstairs shower room,
three first floor bedrooms, bathroom, garage,
driveway, large rear garden. Energy rating E.

£290,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction along the Oxford Road (A4260). Continue along this road for approximately ½ a mile and turn right opposite The Horton Hospital into Horton View. Follow this road to the far end and the property will be found on the right hand side behind the bus stop.

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 stairs to first floor, door to living room and door to dining room/bedroom four.
- * Dual aspect lounge with window to front and door to the rear garden, electric fire with ornamental surround, space for dining furniture, door to kitchen.
- * Kitchen fitted with a range of base and eye level units with an inset sink, space for free standing cooker, space for dishwasher, space for fridge freezer. Window and door to the utility area where there is space and plumbing for washing machine and tumble dryer under the counter, window and door to rear.
- * Dining room/bedroom four with door to the ensuite wet room which comprises WC, wash hand basin and shower.
- * First floor landing with doors to all rooms. storage cupboard and window to rear.
- * Bedroom one is a double with two windows to the front, an ornamental fireplace, two storage cupboards one of which houses the hot water tank.
- * Bedroom two is a double with window to front and an ornamental fireplace.
- * Bedroom three is a large single with window to rear.
- * The rear garden is much larger than average and mostly

laid to lawn with a patio outside the back door and a path leads up the garden. Gated side access leads to the driveway where there is a pre-fabricated garage with two double hinged doors to the front. The rear garden backs onto allotments.

- * To the front there is off road parking for 2-3 vehicles accessed off a shared driveway.
- * This property is not of traditional construction and it is understood to be steel framed.
- * Electric storage heating.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band A.

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.