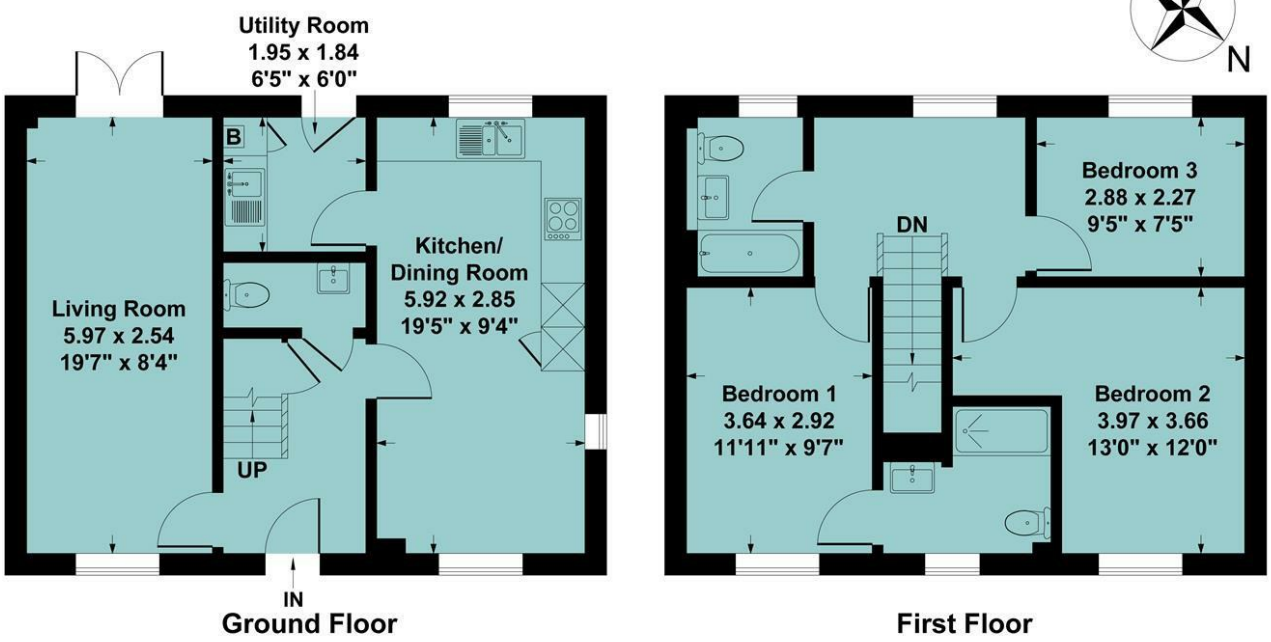
Agents Note

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 = 45.61 sq m / 491 sq ft
First Floor Approx Area = 45.61 sq m / 491 sq ft
Total Area = 91.22 sq m / 982 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.

14 Greville Road
Banbury

Anker

14 Greville Road, Banbury, Oxfordshire, OX16 1HG



Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A MODERN THREE BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM A GENEROUS KITCHEN DINER PLUS AN ENSUITE TO THE MASTER BEDROOM LOCATED A SHORT WALK FROM LOCAL SCHOOLS AND AMENITIES

Entrance hall, lounge, kitchen diner, utility, downstairs WC, three double bedrooms, ensuite, family bathroom, rear garden, allocated parking. Energy rating B.

£350,000 FREEHOLD











Directions

From Banbury town centre proceed along the Warwick Road (B4100). Having passed the traffic lights and the turning for Stratford upon Avon continue straight on and after the next mini roundabout turn left into Greville Road followed by the first right where signposted numbers 10-38. Continue to the end of this road as it bears around to the right and the property will be found on the right hand side facing the Warwick Road.

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, kitchen/diner, downstairs WC, tiled flooring, understairs storage and stairs to first floor.

* Dual aspect lounge with window to front and doors opening out to the garden.

* Kitchen with tiled flooring, a range of base and eye level units with grey worktop over, integrated fridge freezer, integrated dishwasher, integrated oven with four ring gas hob and extractor over, inset sink, tiled splashback, windows to front, side and rear, ample space for table and chairs, door to utility.

* Utility room fitted with units to match the kitchen, inset sink, space for washing machine and tumble dryer, wall mounted gas fired boiler, door to rear garden.

* Ground floor cloakroom with tiled flooring, WC, wash hand basin and extractor fan.

* First floor landing with doors to all rooms, hatch to loft and window to rear. The landing is a generous space and the current owner uses it as a home working space.

* The master bedroom is a double with window to front and ensuite comprising double shower cubicle, WC and wash hand basin, tiled floor, part tiled walls, heated towel rail and window to front.

* Bedroom two is a double with window to front.

* Bedroom three is a large single/small double with a window to the rear.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to rear.

* The rear garden is southwest facing, walled and mostly laid to lawn with a patio seating area. Garden shed. Sheltered BBQ area. Gated side access leading to the parking spaces.

* Two allocated parking spaces at the side of the property running alongside the garden wall of the house.

Services

All mains services are connected. The boiler is located in the utility.

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.

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.

Estate charges

There is an annual estate charge of £227 payable to RMG.

Four years remain on the NHBC - expires 2030.