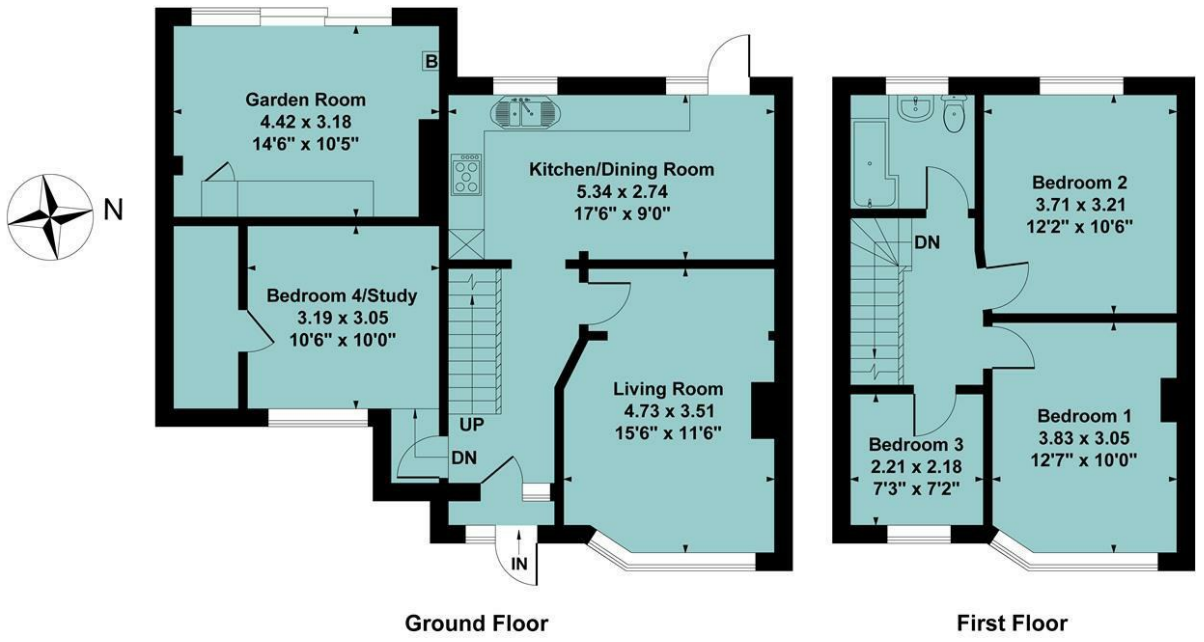
Agents Note

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 = 70.24 sq m / 756 sq ft
First Floor Approx Area = 40.13 sq m / 432 sq ft
Total Area = 110.37 sq m / 1188 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.

8 Cheney Road
Banbury

Anker

8 Cheney Road, Banbury, Oxfordshire, OX16 3HR



Approximate distances
Banbury 1.25 miles
Banbury railway station 1 mile
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 23 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 SPACIOUS AND WELL MAINTAINED THREE BEDROOM END OF TERRACE HOUSE LOCATED IN A QUIET CUL-DE-SAC BENEFITTING FROM MODERN FITTINGS THROUGHOUT AND AN ADDITIONAL GROUND FLOOR BEDROOM/STUDY

Entrance porch, entrance hall, living room, kitchen/dining room, downstairs bedroom/study, three first floor bedrooms, family bathroom, garden room, front and rear gardens, driveway parking. Energy rating C.

£325,000 FREEHOLD











Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Travel to the outskirts of the town and having passed Tesco Express turn left at the traffic lights into Daventry Road. Take the second turning on the left into Grimsbury Dive followed by a right hand turn into Grimsbury Square and another right into Cheney Road. Turn right at the T-junction and the property will be found 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.

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 porch with door to entrance hall.

* Entrance hall with doors to the kitchen/dining room, living room, bedroom four/study, stairs to the first floor, understairs storage and laminate flooring.

* Living room with ample space for furniture and large bay window to the front.

* Kitchen/dining room with a range of base and eye level units, inset sink, integrated dishwasher, integrated double oven, six ring gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine, space for table and chairs, window and door to rear garden, tiled flooring.

* Bedroom four/study with a window to the front and a walk-in wardrobe.

* First floor landing with doors to all bedrooms and hatch to loft.

* Bedroom one is a double with a large bay window to the front.

* Bedroom two is a double with a window to rear overlooking the garden.

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

* Family bathroom which has recently been re-fitted with a white suite comprising L-shaped bath with shower over, vanity wash hand basin and WC tiled floor and walls and a window to the rear.

* The rear garden comprises a large patio area and an area of artificial grass, mature trees and gated rear access.

* Garden room fitted with sliding patio doors and tiled flooring and a range of base and eye level units for storage.

* To the front there is a lawned area and off road parking for at least one car.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: C

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

Viewing

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

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 £35 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.