

Agents Note

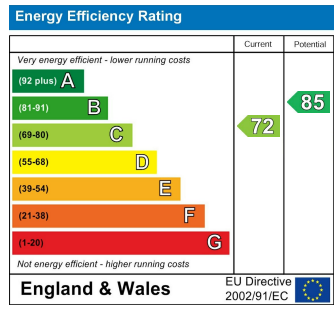
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

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.

Referral fees

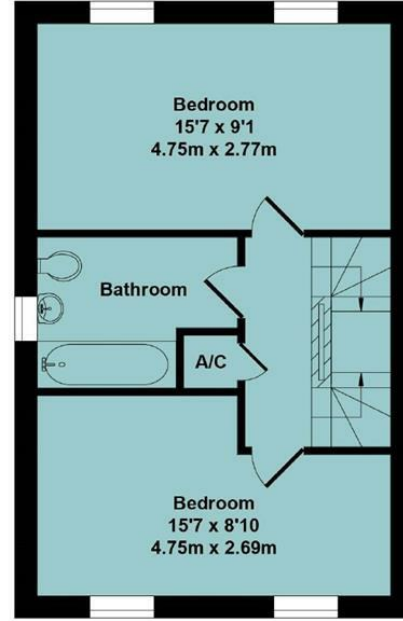
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



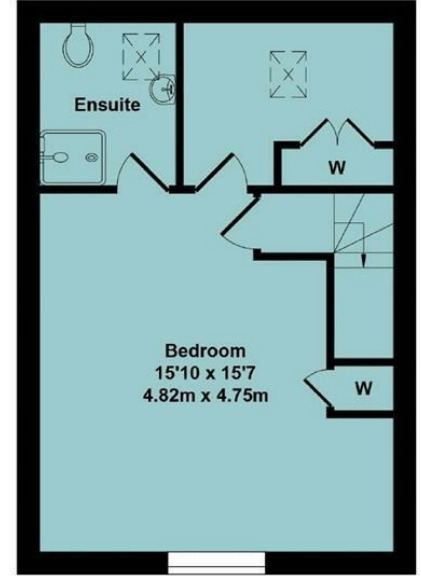
Ground Floor
Approx. Floor Area 691 Sq.Ft. (64.20 Sq.M.)



First Floor
Approx. Floor Area 393 Sq.Ft. (36.50 Sq.M.)



Second Floor
Approx. Floor Area 364 Sq.Ft. (33.80 Sq.M.)



Total Approx. Floor Area 1448 Sq.Ft. (134.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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 Hart Close
Banbury



14 Hart Close, Banbury, Oxfordshire, OX16 1EH

Approximate distances

Banbury town centre 1.5 miles
 Junction 11 (M40 motorway) 2 miles
 Banbury railway station 1.5 miles
 Stratford upon Avon 18 miles
 Leamington Spa 17 miles
 Oxford 23 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 THREE BEDROOM TOWNHOUSE IN NEED OF MODERNISATION LOCATED ON THE POPULAR HANWELL FIELDS DEVELOPMENT WITHIN WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL AND AMENITIES.

Entrance hall, kitchen, cloakroom, sitting room, conservatory, three double bedrooms, family bathroom en-suite and dressing area to master, gas central heating via radiators, off road parking, garage. Energy rating C.

£250,000 FREEHOLD



Directions

Directions

From Banbury town centre proceed in a northerly direction along the Southam Road. Continue to the outskirts of the town passing the Tesco superstore on the left and at the roundabout take the first exit onto Duke's Meadow Drive. Continue to the second roundabout and take the first exit on the left into Lapsley Drive. Take the second turning on the right into Griffith Road and continue ahead into Hart Close. Take the first turning on the right and then bear right and the property will be found at the end of the cul-de-sac.

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:

* A three bedroom three storey property on the popular Hanwell Fields development.

* Within walking distance of the local centre which includes a primary school, Co-op and Indian restaurant.

* In need of modernisation .

* Entrance hall with access to all ground floor accommodation.

* Kitchen/breakfast room with a range of base and eye level units, space for fridge freezer, space and plumbing for washing machine.

* Ground floor cloakroom with wash hand basin and WC.

* Sitting room with access to understairs cupboard.

* Conservatory constructed of half brick and half uPVC.

* First floor landing with access to the two first floor bedrooms, family bathroom and airing cupboard.

* Bedroom three is a double with window overlooking the garden.

* Bedroom two is a double with window to front.

* Family bathroom fitted with a suite comprising panelled bath, wash hand basin, WC and window to side.

* Large top floor master suite with storage cupboard, en-suite and dressing area, window to front. Dressing area having built-in wardrobes ideal for use as a nursery. En-suite comprising shower cubicle, wash hand basin, WC, skylight, shaver point and extractor fan.

* The rear garden comprises a small patio area, a decking area to the left and a laid lawn. Access to the garage. Ample parking to the front of the property.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

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EPC

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

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