

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 = 67.41 sq m / 726 sq ft
 First Floor Approx Area = 50.97 sq m / 549 sq ft
 Total Area = 118.38 sq m / 1275 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



71 Winchester Close
 Banbury



**71 Winchester Close, Banbury,
Oxfordshire, OX16 4FU**

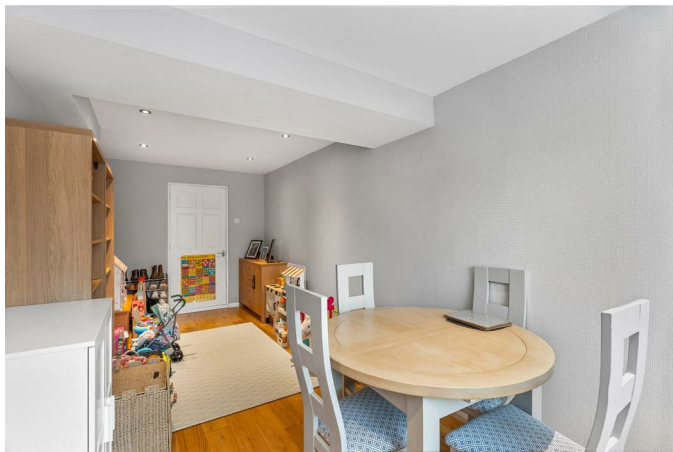
Approximate distances

Banbury town centre 1 mile
 Junction 11 (M40 motorway) 0.75 miles
 Banbury railway station 0.75 miles
 Oxford 24 miles
 Stratford upon Avon 20 miles
 Leamington Spa 19 miles
 Banbury to London Marylebone by rail approx 55 mins
 Banbury to Oxford by rail approx. 17 mins
 Banbury to Birmingham by rail approx. 55 mins

**A MODERN THREE/FOUR BEDROOM HOME
CONVENIENTLY LOCATED FOR THE M40**

**Entrance hall, living room, kitchen, dining
room/playroom, utility, conservatory, three
bedrooms, fourth bedroom/study, ensuite, family
bathroom, parking, rear garden. Energy rating C.**

£375,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Continue to the outskirts of the town and having passed Tesco Express continue through the traffic lights and take the next turning on the right into Priory Vale Road. Take the next right again into Winchester Close. Continue straight on for approximately 400 yards and take the turning on the left hand side. Take the first turning on the right and the property will be found by following the

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:

- * Beautifully presented throughout.
- * Master bedroom with ensuite
- * Utility room and downstairs WC.
- * Close to local school.
- * Great access to M40.
- * Entrance hall with door to living room.
- * Living room with bay window to front allowing in lots of light.
- * Modern kitchen benefitting from wall and base mounted units with white worktops over, integrated dishwasher, space for oven and fridge freezer, tiled flooring, access to understairs storage cupboard and door leading to the conservatory.
- * The conservatory has space for table and chairs with windows and doors overlooking the rear garden.
- * Further large ground floor reception room currently utilised as a dining room/playroom but which could also be used as a bedroom/office/family room.
- * Utility room with wall and base mounted units, sink and drainer, space and plumbing for washing machine and tumble dryer, door to rear garden and door to WC.
- * First floor landing with access to airing cupboard.

- * Main double bedroom with window to rear.
- * Second double bedroom with window overlooking the rear garden and door to ensuite which comprises shower cubicle, WC, wash hand basin and is fully tiled.
- * Third double bedroom with two windows to front.
- * Fourth bedroom which is currently being used as an office space.
- * Family bathroom with a suite comprising bath with shower over, WC, wash hand basin, heated towel rail and extractor fan.
- * The rear garden which is private, south facing and low maintenance comprises a patio area ideal for table and chairs, a lawned area, well-established plant and flower borders and a shed.
- * To the front of the property is a small lawned garden and off road parking for two cars.

Local Authority

Cherwell District Council. Council tax band C.

Services

All mains services are connected. The gas fired boiler is located in a cupboard in the utility room.

Viewing

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

Energy rating: C

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.