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

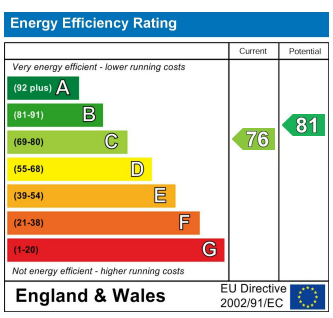
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 55.87 sq m / 601 sq ft
First Floor Approx Area = 42.02 sq m / 452 sq ft
Garage Approx Area = 12.34 sq m / 133 sq ft
Total Area = 110.23 sq m / 1187 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.



37 Neithrop Avenue
Banbury

Anker

37 Neithrop Avenue, Banbury, Oxfordshire, OX16 2NT



Approximate distances
Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 1.75 miles
Banbury railway station 2 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Banbury to London Marylebone by rail 65 mins
Banbury to Oxford by rail approx. 20 mins
Banbury to Birmingham by rail approx. 50 mins

A MODERN THREE BEDROOM SEMI DETACHED HOUSE WITH EXTENDED KITCHEN/DINER LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Entrance hall, living room, dining room/snug, kitchen/diner, downstairs shower room, three bedrooms, family bathroom, rear garden, driveway, garage. Energy rating C.

£350,000 FREEHOLD











Directions

From Banbury town centre proceed along the Warwick Road (B100). After approximately ½ a mile Neithrop Avenue will be found as a turning to the right. Continue along the road following the numbering system and the property will be found on the left hand side and can be recognised by our "For Sale" board.

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:

37 Neithrop Avenue is an attractive three bedroom semi detached home thoughtfully extended and updated by the current owners to offer modern living throughout. Ideally positioned within easy walking distance of the town centre and a wide range of local amenities, the property further benefits from off road driveway parking.

* Entrance hall with tiled flooring, space and plumbing for washing machine and stairs to first floor.

* Light and airy living room with bay window to front.

* Further reception room/snug which is an ideal space for table and chairs with double doors opening to the kitchen diner.

* Modern extended kitchen diner benefitting from tiled flooring, wall and base mounted units with space for fridge freezer and oven. Dining area with space for table and chairs, velux roof lights and double doors opening to the rear garden.

* Downstairs shower room fitted with shower cubicle, WC, wash hand basin, heated towel rail, fully tiled walls, window to side and extractor.

* First floor landing with access to all rooms.

* The master bedroom is a double with bay window to the front and space for wardrobes.

* The second bedroom is also a double with window to rear.

* Third single bedroom.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, heated towel rail, fully tiled walls and flooring.

* The rear garden is mostly laid to lawn with a path and a personal door to the garage.

* To the front of the property there is driveway parking and access to the garage.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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 £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.