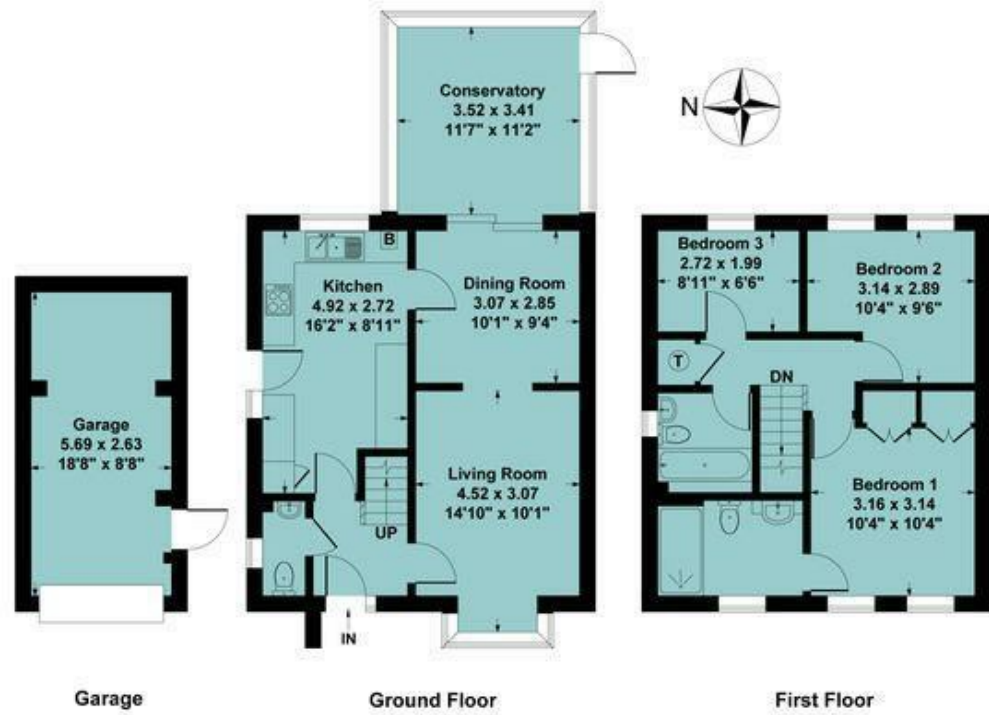


Agents Note

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 = 54.66 sq m / 588 sq ft
 First Floor Approx Area = 40.63 sq m / 437 sq ft
 Garage Approx Area = 14.96 sq m / 161 sq ft
 Total Area = 110.25 sq m / 1186 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 | | 72 | 79 |
| (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 | |

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



72 Coopers Gate
 Banbury



72 Coopers Gate, Banbury, Oxfordshire, OX16 2WD

Approximate distances

Banbury town centre 0.25 miles
Banbury railway station 0.5 miles
Oxford 20 miles
Leamington Spa 18 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL MAINTAINED THREE BEDROOM DETACHED PROPERTY IN A PRIME LOCATION JUST A SHORT WALK FROM THE TOWN CENTRE AND LOCAL AMENITIES BENEFITTING FROM A GENEROUS CORNER PLOT PLUS A GARAGE AND PLENTY OF OFF ROAD PARKING

Entrance hall, sitting room/dining room, kitchen, downstairs WC, conservatory, three bedrooms, ensuite, family bathroom, rear garden, garage, driveway parking for several vehicles. Energy rating C.

£399,950 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423). After a short distance Coopers Gate will be found as a turning to the right. Upon entering Coopers Gate, at the T-junction the property will be found in front of you 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 hall with doors to the sitting/dining room, WC and kitchen, stairs to first floor.

* Sitting room/dining room with large bay window to front and an archway to the dining area at the rear. The dining area has a door to the kitchen and patio doors to the conservatory and space for table and chairs.

* Kitchen fitted with a range of base and eye level units with wooden fronts and granite worktop over, integrated oven and four ring gas hob with extractor over, integrated wine fridge, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, tiled floor, tiled splashback, window to rear, door to side and door to dining area.

* Downstairs cloakroom with WC, wash hand basin and window to side.

* First floor landing with doors to all rooms, hatch to loft and airing cupboard.

* Bedroom one is a double with built-in wardrobe and two windows to the front.

* Ensuite comprising double walk-in shower cubicle, WC and vanity wash hand basin, part tiled walls, window to front.

* Bedroom two is a double with two windows to the rear.

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

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

* Conservatory with tiled flooring, fitted blinds, windows and door to the garden.

* The rear garden is larger than average due to it being an enclosed, private corner plot, is mostly laid to lawn with a large patio and seating area outside the back door, a border of mature hedges, gated access leading to the side, personal door to the garage.

* Garage with up and over door to the front, light, power and personal door to the garden.

* Off road parking to the front for up to four cars and further parking behind the hinged swing gates in front of the garage.

Services

All mains services are connected. The boiler (installed March 2025) is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

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 £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.

