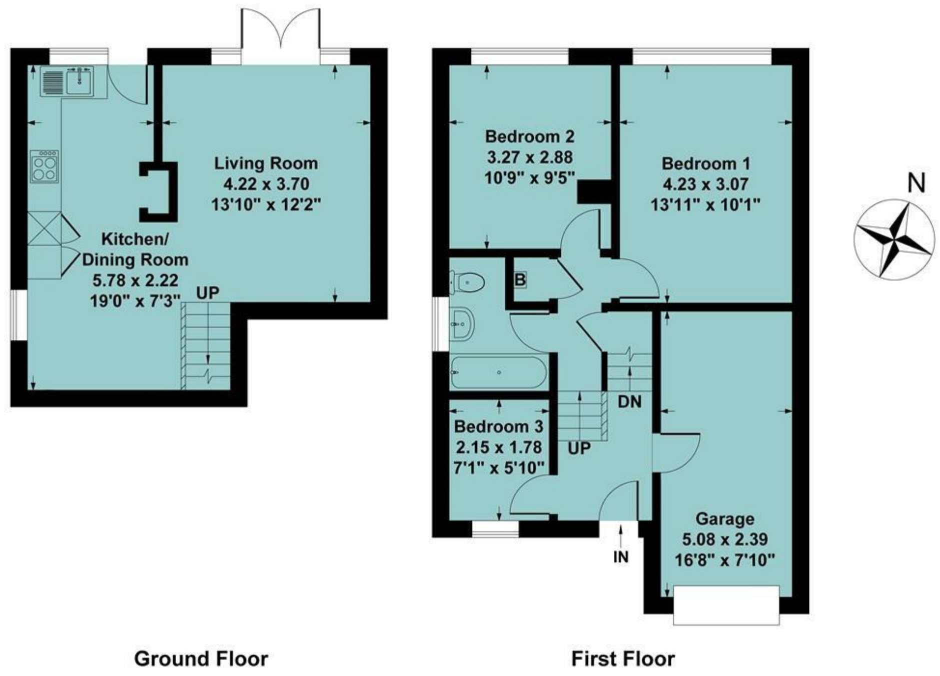
Agents Note

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 = 31.37 sq m / 338 sq ft
First Floor Approx Area = 39.77 sq m / 428 sq ft
Garage Approx Area = 11.88 sq m / 128 sq ft
Total Area = 83.02 sq m / 894 sq ft

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

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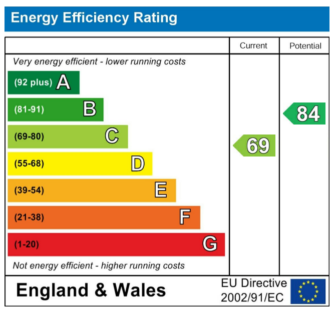

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

5 Ridge Close

Banbury

Anker

5 Ridge Close, Banbury, Oxfordshire, OX16 9BJ

Approx distances - Banbury town centre 0.5 miles
Banbury train station (rear entrance) 0.25 miles
Junction 11 (M40) 1.5 miles
Oxford 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. 50 mins

A MODERN AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE LOCATED A STONE'S THROW FROM THE HORTON HOSPITAL AND WITHIN WALKING DISTANCE OF THE TRAIN STATION AND TOWN CENTRE BENEFITTING FROM A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining room, three bedrooms, family bathroom, garage, driveway, front and rear gardens. Energy rating C.

£315,000 FREEHOLD

Directions

From Banbury proceed along the Oxford Road (A4260). After the hospital turn left into Hightown Road and after approximately ¼ of a mile turn left into Valley Road. Ridge Close will be found as the first turning on the right and the property will be seen after a short distance on the left. A "For Sale" board has been erected for ease of identification.

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 bedroom three and the garage. Stairs lead up to bedrooms one, two and the bathroom and steps lead down to the kitchen/diner and living room.

* Kitchen/diner fitted with a range of white gloss base and eye level units with oak effect worktop over. Integrated fridge freezer, integrated oven and four ring electric hob with extractor over, inset sink, space and plumbing for washing machine, window and door to rear garden, ample space for dining furniture in the dining area. Opening through from the kitchen/diner into the lounge where there is ample space for all furniture, French doors leading to the rear garden.

* First floor landing with doors to bedrooms one, two and the bathroom, large storage cupboard and airing cupboard housing the boiler.

* Bedroom one is a double with a window to the rear.

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

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, window to the side, heated towel rail, part tiled walls.

* Bedroom three (off the hallway) currently being used as a study with a window to front.

* Garage with an electric roller door to the front, light, power and a mezzanine storage area to the rear.

* The rear garden comprises a large patio seating area and a lawned area. To the front there is a further lawned area as well as off road parking for one vehicle. Side passage with with gated access to the rear.

Services

All mains services are connected. The boiler is located in the airing cupboard on the first floor landing.

Agent's note

Permit parking for the street which is £80 per annum per permit. Maximum 2 permits per household.

Local Authority

Cherwell District Council. Council tax band C.

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.