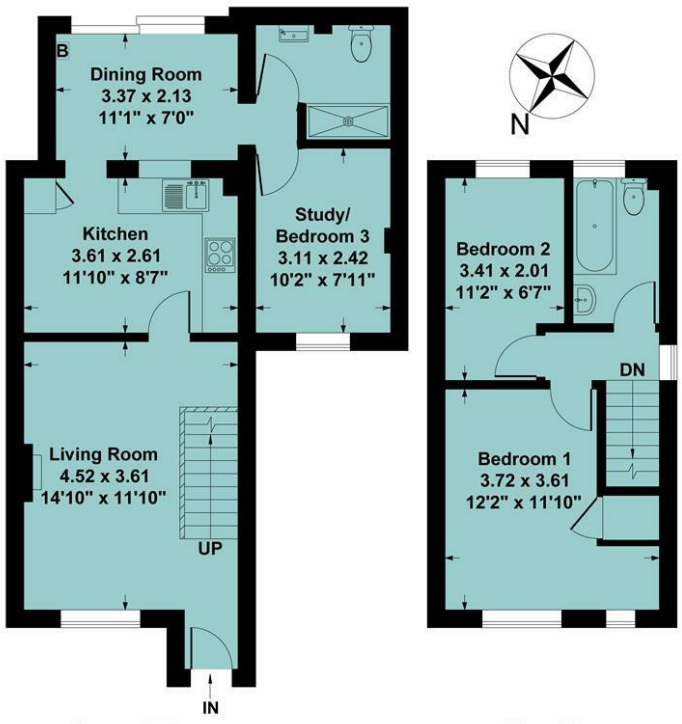
Agents Note

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

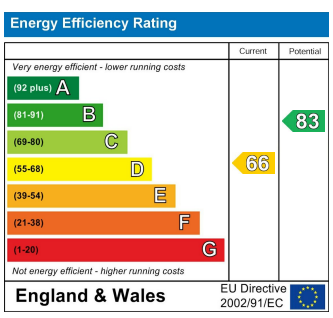
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 47.93 sq m / 516 sq ft
First Floor Approx Area = 26.28 sq m / 283 sq ft
Total Area = 74.21 sq m / 799 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.



3 Beaulieu Close
Banbury

Anker

3 Beaulieu Close, Banbury, Oxfordshire, OX16 4FG



Approximate distances
Banbury town centre 2 miles
Banbury railway station 1.5 miles
Junction 11 (M40 motorway) 1.25 miles
Oxford 23 miles
Stratford upon Avon 21 miles
Leamington Spa 19 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 TWO/THREE BEDROOM SEMI DETACHED HOME WITH A LOW MAINTENANCE GARDEN LOCATED WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND OFFERED WITH NO ONWARD CHAIN

Living room, kitchen, dining room, two bedrooms, study/bedroom three, downstairs shower room, bathroom, driveway, rear garden. Energy rating D.

£280,000 FREEHOLD











Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Travel towards the outskirts of the town and having passed Tesco Express on the left hand side continue straight on at the traffic lights to the roundabout. Turn right into Ermont Way and continue to the next roundabout. Turn right into Overthorpe Road and then take the next turning right into Westminster Way. Beaulieu Close will be found as the first turning on the left and the property will be

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.

* Offered with no onward chain.

* Two/three bedroom semi detached.

* Walking distance to railway station.

* Living room with electric fireplace, window to front and stairs rising to first floor.

* Kitchen comprising white wall and base mounted units with worktop over, integrated oven and gas hob, space and plumbing for washing machine and fridge freezer.

* Dining room with sliding doors to the rear garden.

* Downstairs bedroom three/study.

* Downstairs shower room fitted with a walk-in shower cubicle, WC and wash hand basin.

* First floor landing with access to all rooms and window to side.

* The master bedroom is a double with two windows and the airing cupboard.

* Further single bedroom with window overlooking the rear garden.

* Bathroom fitted with a suite comprising bath, WC, wash hand basin, heated towel rail and window.

* Low maintenance rear garden which is mostly laid to patio ideal for table and chairs with a small lawned area. Garden shed.

Services

All mains services are connected. The gas fired boiler is located in the dining room.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: D

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.