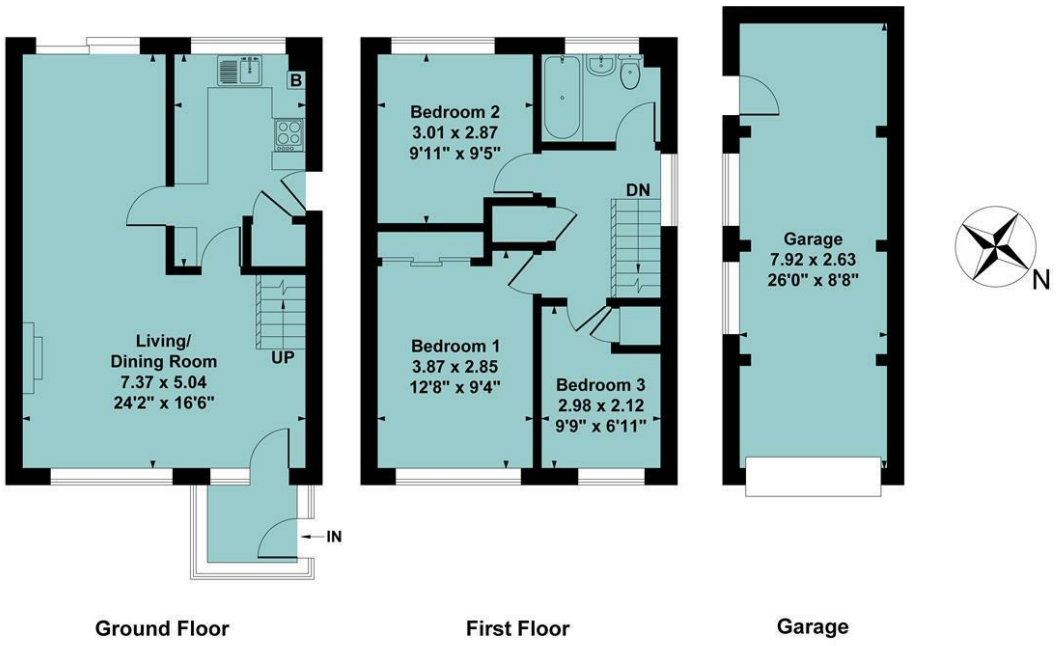
Agents Note

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

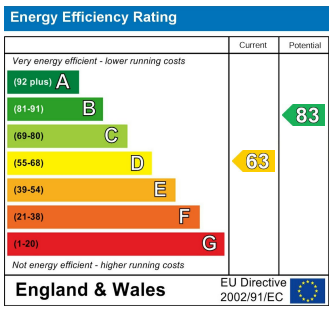
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 39.83 sq m / 429 sq ft
First Floor Approx Area = 37.14 sq m / 400 sq ft
Garage Approx Area = 20.83 sq m / 224 sq ft
Total Area = 97.80 sq m / 1053 sq ft

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

www.focuspointhomes.co.uk



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.



43 Meadow View
Banbury

Anker

43 Meadow View, Banbury, Oxfordshire, OX16 9SS



Approximate distances
Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.5 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 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 THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A CONVENIENT CUL-DE-SAC ON THE POPULAR CHERWELL HEIGHTS DEVELOPMENT TO THE SOUTH SIDE OF BANBURY WITHIN WALKING DISTANCE OF THE RAILWAY STATION, SUPERMARKETS, HOSPITAL AND TOWN

Porch, large open plan living space, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, extensive driveway parking, large garage/workshop, no upward chain. Energy rating D.

£285,000 FREEHOLD











Directions

From Banbury town centre proceed along Upper Windsor Street into Swan Close Road and continue into Hightown Road. Turn left into Bankside and Meadow View will be found as the fourth turning on the right hand side. The property will be found after a short distance on the right and can be recognised by our 'For Sale' board.

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:

* A brick bult semi detached house in a cul-de-sac on the popular Cherwell Heights development to the south side of Banbury.

* Porch and door opening to a large open plan living space with fitted pebbled electric fire, sliding patio doors opening to the rear garden.

* Kitchen with a range of base and eye level units, work surfaces, electric cooker point, plumbing for washing machine, window to rear overlooking the rear garden, door to the living room, door to side, wall mounted gas fired boiler.

* Generous main double bedroom with built-in wardrobes, large window to front with outlooks towards Bankside Park and canal beyond.

* Second double bedroom with window to rear overlooking the garden and third single bedroom with door to built-in cupboard, window to front with outlooks to Bankside Park.

* Bathroom fitted with a white suite comprising panelled bath with electric shower over and fully tiled surround, wash hand basin, WC, window, radiator.

* Deep lawned frontage alongside a long driveway providing off road parking space for at least three vehicles which leads to the side of the property beyond which an up and over door opens to a large garage/workshop which has been re-wired and has many double power points and modern LED lighting.

* The rear garden faces southwest and includes a patio, lawn, borders and wooden deck.

* No upward chain.

Services
All mains services are connected. The Gloworm gas fired combination boiler is located 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: 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.