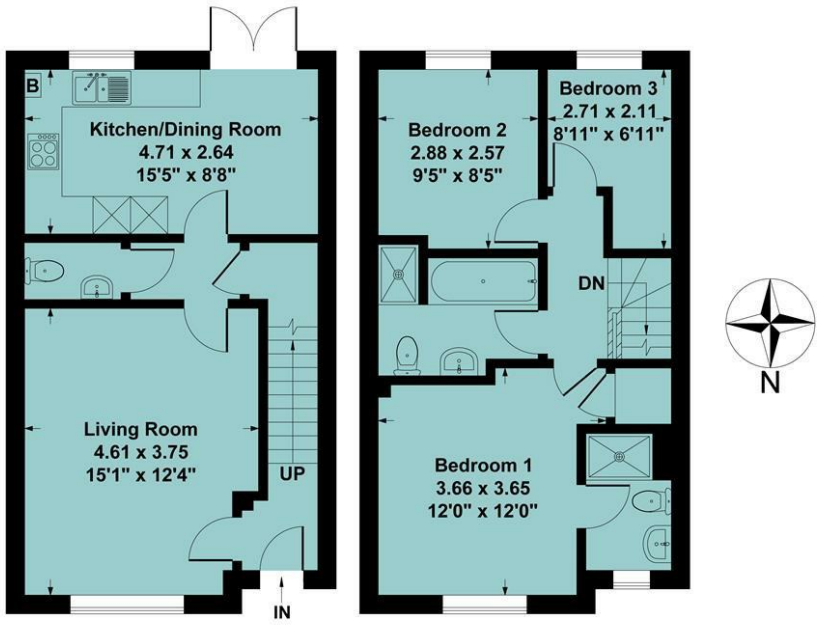
Agents Note

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.

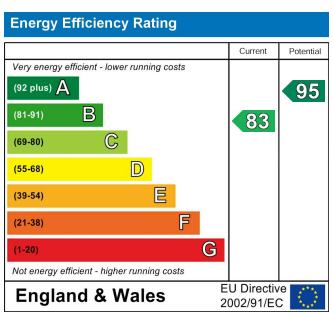


Ground Floor First Floor

Ground Floor Approx Area = 39.19 sq m / 422 sq ft
First Floor Approx Area = 39.19 sq m / 422 sq ft
Total Area = 78.38 sq m / 844 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.



6 Longley Crescent
Banbury

Anker

6 Longley Crescent, Banbury, Oxfordshire, OX16 1JG



Approximate distances
Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 3 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 25 miles
Banbury to Marylebone by rail approx. 65 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A WELL PRESENTED THREE BEDROOM HOME BENEFITTING FROM AN ENSUITE TO THE MASTER BEDROOM, DRIVEWAY PARKING AND SOUTH FACING REAR GARDEN.

Entrance hall, cloakroom, living room, kitchen/diner, three bedrooms, ensuite, family bathroom, South facing rear garden, driveway parking. Energy rating B.

£335,000 FREEHOLD











Directions

From Banbury Town Centre proceed in a northwesterly direction via the Warwick Road (B4100). Follow the Warwick Road as its becomes the A422 and at the traffic lights opposite The Barley Mow public house turn left. After a short distance take the first turning on the left into Bretch Hill and take the first turning on the right into George Parish Road. Follow the road as it bears round to the left and into Tony Humphries Road. Follow this as it leads into Bailey Road and continue eventually bearing right

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:

* A well presented brick built semi detached home constructed in 2022 by the award winning Bloor Homes.

* Designed with an ideal layout for modern living.

* Driveway parking.

* Ideal for first time buyers.

* Entrance hall with stairs to first floor.

* Living room with window to front allowing in lots of light.

* Open plan kitchen/dining room with wall and base mounted units incorporating a built-in oven, gas hob and extractor, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, space for table and chairs, French doors opening to the rear garden.

* Downstairs WC.

* First floor landing with hatch to loft.

* Main double bedroom with window to front, space for wardrobes and door to built-in cupboard over the stairs, door to ensuite.

* Ensuite comprising shower, WC, wash hand basin and window.

* Second double bedroom and third single bedroom ideal for home workers.

* Family bathroom fitted with a suite comprising shower cubicle, bath, WC, wash hand basin and window.

* Well maintained South facing rear garden ideal for entertaining.

* Driveway parking.

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.

Estate charge

* There is an annual estate charge of approximately £tbc per annum.

Viewing

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

Energy rating: B

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.