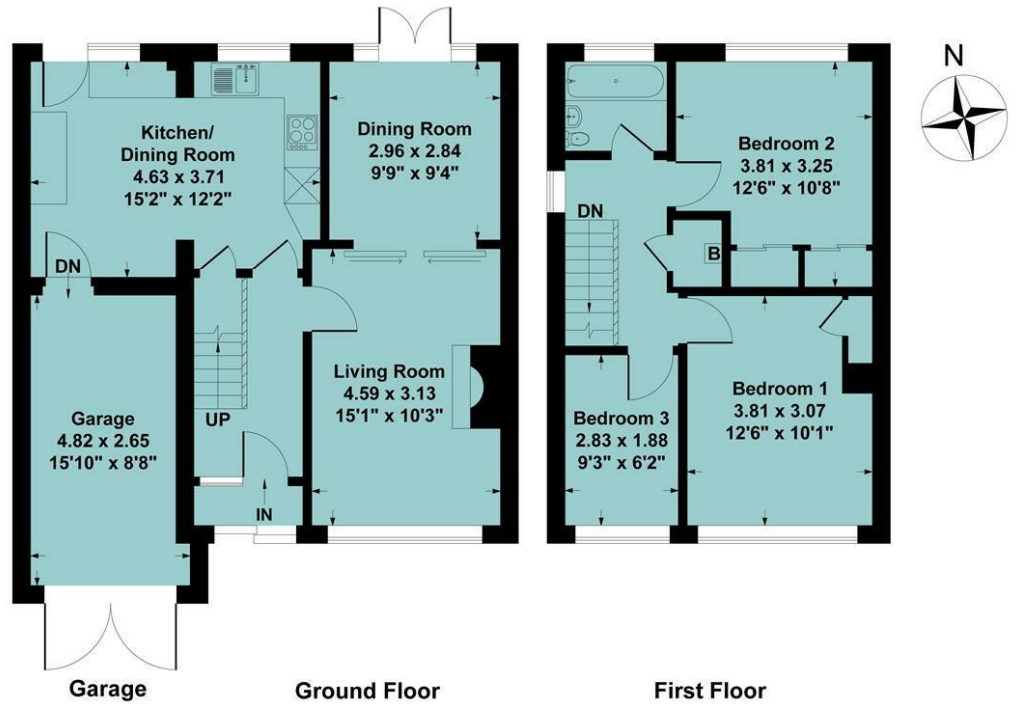


Agents Note

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 = 48.89 sq m / 526 sq ft
 First Floor Approx Area = 39.27 sq m / 423 sq ft
 Garage Approx Area = 11.78 sq m / 127 sq ft
 Total Area = 99.94 sq m / 1076 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		70	77
(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	

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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.



6 Wolseley Close
 Banbury



6 Wolseley Close, Banbury, Oxfordshire, OX16 1DP

Approximate distances

Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 2 miles
Stratford upon Avon 19 miles
Oxford 23 miles
Leamington Spa 17 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A THREE BEDROOM SEMI DETACHED HOME LOCATED IN A CUL-DE-SAC OFFERED WITH NO ONWARD CHAIN

Entrance porch, entrance hall, living room, dining room, kitchen/dining room, three bedrooms, bathroom, garage, rear garden, driveway. Energy rating C.

£290,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction along the Warwick Road (B4100). Opposite the arcade of shops turn right into Ruscot Avenue and then the first left into Sinclair Avenue. Take the next right hand turning into Hillview Crescent. Follow this road and then take the first turning on the right into Nuffield Drive. Follow this road and take the third turning on the left hand side and Wolseley Close will be found as the first turning 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:

- * Ideal for first time buyers.
- * Some prospective purchasers may chose to undertake some modernisation.
- * No onward chain.
- * Entrance hall with stairs to first floor.
- * Cosy lounge with window to front, gas fire and door opening to the dining room.
- * The dining room has ample space for table and chairs and patio doors opening to the rear garden.
- * Kitchen/diner fitted with a range of wall and base mounted units with integrated oven and hob, space and plumbing for washing machine, space for fridge freezer, plumbing for dishwasher/space for tumble dryer, ample space for table and chairs, door to garage and opening to rear garden.
- * First floor landing with opening to attic and airing cupboard.

* The master bedroom is a double with large window and built-in wardrobe.

* The second bedroom also benefits from being a double and also has built-in wardrobes.

* Further single bedroom.

* Modern bathroom comprising of bath, WC, wash hand basin and window.

* The rear garden is mostly laid to lawn with plant borders.

* To the front of the property is a driveway and gravelled area and access to the single garage.

Services

* All mains services are connected. The gas fired boiler is located in the airing cupboard on the landing and was installed in 2021.

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.