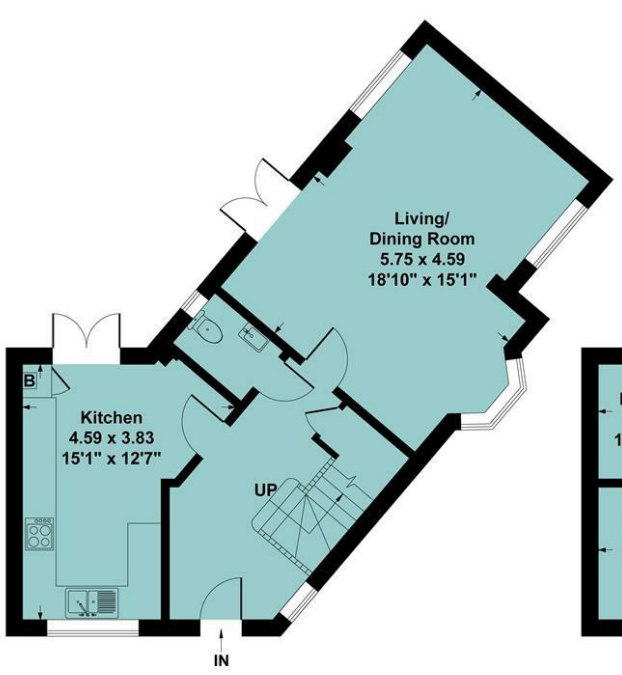
Agents Note

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

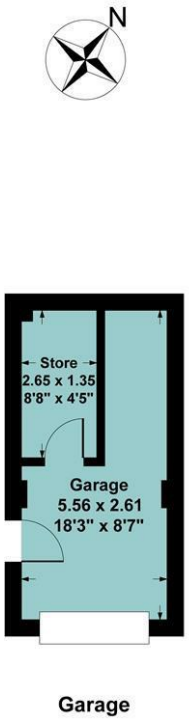
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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



Garage

Ground Floor Approx Area = 53.94 sq m / 581 sq ft
First Floor Approx Area = 53.28 sq m / 574 sq ft
Garage Approx Area = 14.53 sq m / 156 sq ft
Total Area = 121.75 sq m / 1311 sq ft

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

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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.

8 Sage Close
Banbury

Anker

8 Sage Close, Banbury, Oxfordshire, OX16 1UU



Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED FOUR BEDROOM HOUSE WITH TWO BATHROOMS TUCKED AWAY IN A SMALL ENCLAVE OF THIS POPULAR AND EXCEPTIONALLY WELL SERVED AREA

Hall, cloakroom, sitting room, kitchen/dining room, main bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, garage and driveway parking, two additional shared visitors spaces, garden to rear. Energy rating C.

£379,950 FREEHOLD











Directions

From Banbury town centre proceed in a northerly direction along Southam Road (A432). Continue to the outskirts of the town passing Tesco Superstore on the left and at the next roundabout turn left into Duke's Meadow Drive. Follow the road for approximately half a mile until Winter Gardens Way is found on the left. Turn here and follow the road and continue straight on as it eventually leads into Sage Close. Follow the numbering system and the property will be found on the right hand side tucked

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:

* Exceptionally well presented with modern fittings throughout, smart décor, replacement internal doors with chrome furniture, screened radiators, high ceilings and a huge amount of natural light.

* A brick built semi detached house which has been extended to the side elevation on two floors creating a spacious house with great living space on the ground floor, four bedrooms and two bathrooms on the first floor.

* Large hall with space for furniture and window to front with a door to the ground floor cloakroom which has a white suite and lovely grey half tiled walls, window and heated towel rail.

* The extended living room with double aspect which is large and very well lit with a bay window to the front and French windows to the rear, further windows to front and rear, recessed LED lighting.

* Open plan kitchen/dining room fitted with white gloss units incorporating a built-in double oven, ceramic hob and integrated extractor over, integrated dishwasher, washing machine, fridge and freezer, generous storage, space for table and chairs, good worktop space with concealed lighting over, double aspect with window to front and French windows to the rear patio and garden, cupboard housing the wall mounted Potterton gas fired boiler, vinyl tiled floor.

* Landing with hatch to loft, windows over the stairwell, huge built-in airing cupboard and separate built-in wardrobe/cupboard.

* Main bedroom enjoying a double aspect with windows to front and rear, hatch to loft, recessed LED lighting, entrance lobby with door to ensuite shower room fitted with a white suite comprising fully tiled shower cubicle, wash hand basin and WC, heated towel rail, fitted storage cupboards, window, vent.

* Second double bedroom with window to front, door to built-in wardrobe/cupboard.

* Third bedroom with window to rear overlooking the garden and fourth bedroom/study or nursery with window to front.

* Family bathroom fitted with a white suite comprising a bath/shower with fully tiled surround, wash hand basin and WC, radiator, window, vent.

* To the front of the property steps lead up to the front door and a driveway at the side provides off road parking space beyond which an up and over door opens to the single garage which has power and light connected, window, pitched roof and personal door to the rear garden. There are also two shared visitors parking spaces opposite. A gate at the side which has adjacent paved areas for bin storage opens to the rear garden where there is a large paved patio offering an ideal entertaining space with a small artificial grassed area beyond with shingled surround, raised bamboo beds in railway sleepers, outside tap, lights and power point.

* No upward chain.

Services

All mains services are connected. The wall mounted Potterton gas fired boiler is located in a cupboard in the kitchen.

Agent's note

The access road is a Private Road which is the shared responsibility of the three properties to maintain. The subject property has a right of way to access the driveway and garage.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: C

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.