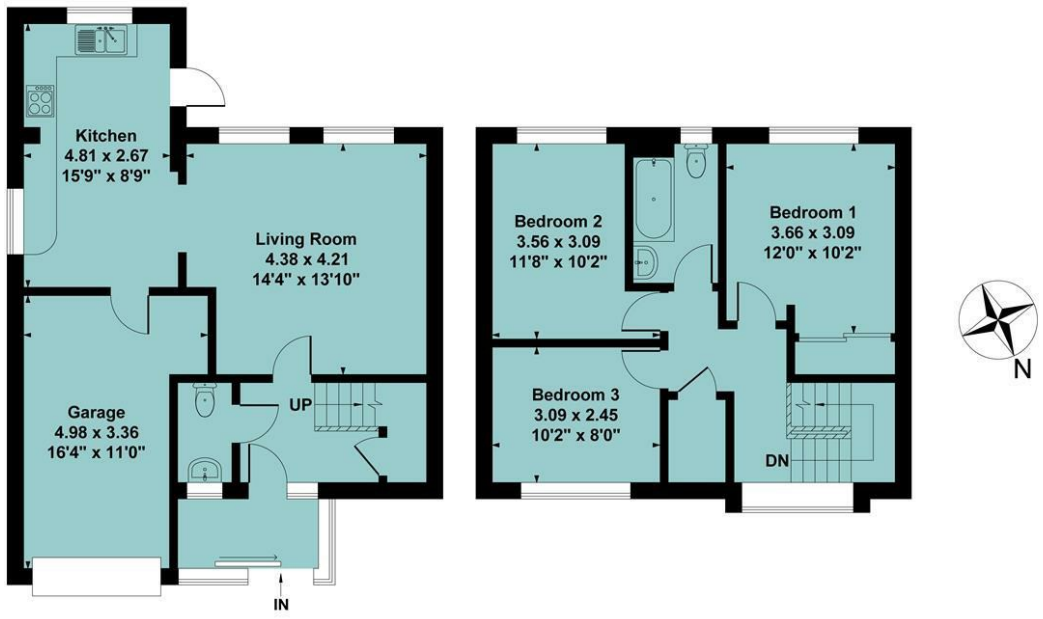
Agents Note

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 = 44.08 sq m / 475 sq ft
First Floor Approx Area = 45.93 sq m / 494 sq ft
Garage Approx Area = 14.25 sq m / 153 sq ft
Total Area = 104.26 sq m / 1122 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.

67 Winchelsea Close
Banbury

Anker

67 Winchelsea Close, Banbury, Oxfordshire, OX16 1XS



Approximate distances
Banbury town centre 1.2 miles
Junction 11 (M40 motorway) 2.5 mile
Banbury railway station 2.25 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS THREE DOUBLE BEDROOM DETACHED PROPERTY LOCATED AT THE END OF A QUIET CUL-DE-SAC BENEFITTING FROM AN OPEN PLAN GROUND FLOOR, A MODERN FAMILY BATHROOM PLUS A GARAGE AND DRIVEWAY PARKING

Entrance porch, entrance hall, living room, kitchen diner, downstairs WC, three double bedrooms, family bathroom, rear garden, garage and driveway parking. Energy rating C.

£375,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue for approximately 1 mile and having passed The Barley Mow public house take the second exit at the next roundabout onto Highlands. Take the second left into Rother Road and then the second right into Winchelsea Close. Travel past the first left hand turn then bear left following the numbering system where number 67 will be found 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:

* Entrance porch with adequate space for coats and shoes, door to the entrance hall.

* Entrance hall with newly laid laminate flooring, door to the living room, door to the WC, understairs storage and stairs to the first floor.

* Downstairs WC comprising WC and wash hand basin, window to front.

* Living room with two windows to the rear, ample space for all furniture and a large opening to the kitchen diner.

* Kitchen diner with a range of base and eye level units with worktops over, integrated Neff oven with a Neff induction hob and extractor over, space and plumbing for dishwasher, space for fridge freezer, inset sink, windows to side and rear, door to rear garden, ample space for table and chairs, door to the garage.

* First floor landing with doors to all rooms, airing cupboard, hatch to loft and window to front.

* Bedroom one is a double with a window to rear and built-in wardrobes.

* Bedroom two is also a double with a window to the rear.

* Bedroom three is a double with a window to the front.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to the rear.

* The rear garden features a patio area, lawned areas, mature bushes and shrubs and is fully enclosed by fencing with gated side access as well as a gate to the rear which leads to a communal parking area.

* To the front of the property there is driveway parking for at least two cars and a garage with an electric roller door. The garage has light, power, plumbing for a washing machine and it houses the boiler.

Services

All mains services are connected. The gas fired Worcester Bosch combination boiler is located in the garage.

Local Authority

Cherwell District Council. Council tax band D.

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.