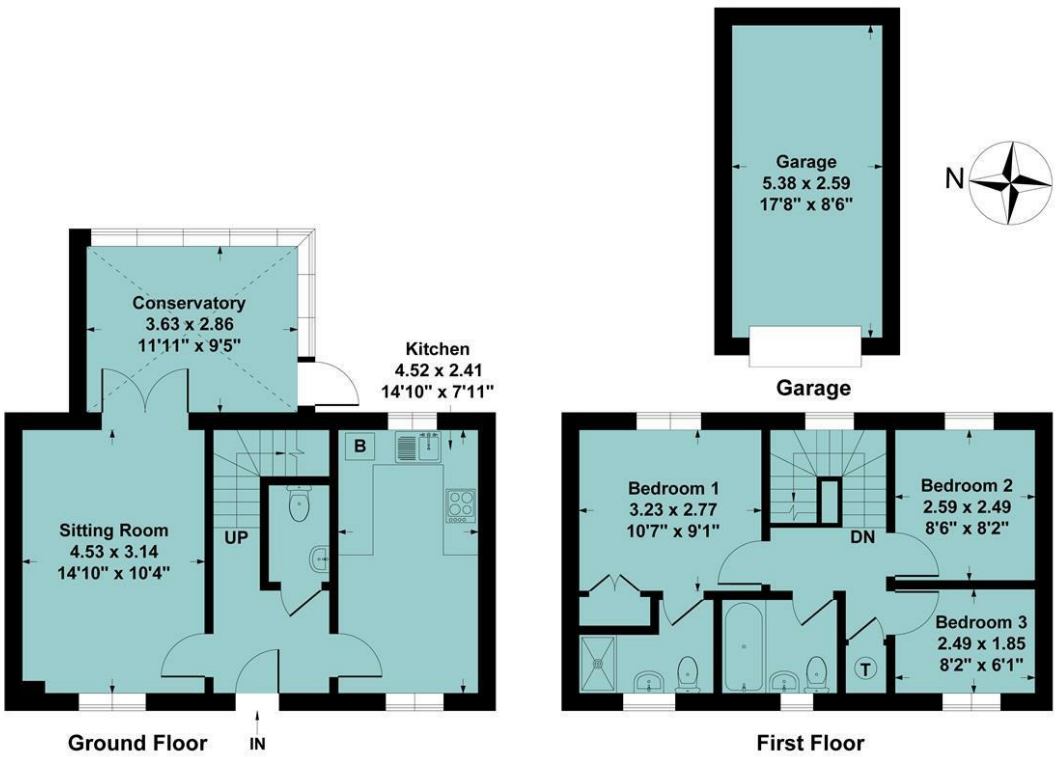
Agents Note

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.

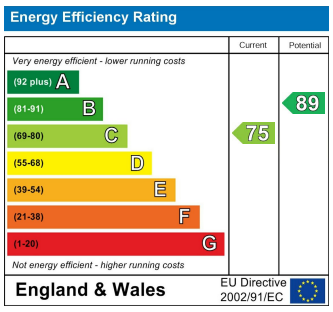
Referral fees

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 = 47.01 sq m / 506 sq ft
First Floor Approx Area = 35.54 sq m / 383 sq ft
Garage Approx Area = 13.93 sq m / 150 sq ft
Total Area = 96.48 sq m / 1039 sq ft

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



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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.



27 Lord Grandison Way
Banbury

Anker

27 Lord Grandison Way, Banbury, Oxfordshire, OX16 1EQ



Approximate distances
Banbury town centre 1.5 miles
Junction 11 (M40 motorway) 2 miles
Banbury railway station 1.5 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 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 HOME LOCATED ON THE POPULAR HANWELL FIELDS DEVELOPMENT WITH DRIVEWAY PARKING AND GARAGE, OFFERED WITH NO ONWARD CHAIN

Entrance hall, cloakroom, living room, kitchen/diner, conservatory, three bedrooms, ensuite, family bathroom, rear garden, parking space, garage. Energy rating C.

£320,000 FREEHOLD











Directions

From Banbury proceed in a Northerly direction toward Southam (A423). Having passed the large Tesco on the left continue to the next roundabout and turn left into Duke's Meadow Drive. At the next roundabout turn left into Lapsley Drive and after a short distance Lord Grandison Way will be found as a turning to the left. Follow the road around to the right and the property will be found on the right hand side after a short distance in a small cul-de-sac.

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:

* Offered with no onward chain.

* New gas boiler fitted 2025.

* Garage and driveway.

* Conservatory overlooking the garden.

* Entrance hall with stairs rising to the first floor.

* Light and airy living room with door to conservatory.

* Conservatory with tiled floor, glass roof and door to rear garden.

* Kitchen fitted with a range of base and wall mounted units, window to front, integrated oven and four ring gas hob, space for washing machine, space for fridge freezer, space for table.

* Ground floor cloakroom with WC, wash hand basin and extractor fan.

* First floor landing with hatch to loft, access to airing cupboard and window.

* The master bedroom is a double with window overlooking the garden, built-in wardrobe and door to ensuite.

* Ensuite comprising shower cubicle, wash hand basin, WC, shaver point, window and tiled floor.

* The second bedroom is also a double with window overlooking the garden.

* Further single bedroom.

* Family bathroom comprising bath with shower over, WC, wash hand basin, shaver point and window.

* The rear garden is mostly laid to lawn with a gate to the parking area.

* Driveway leading to garage which has light and power.

Services

All mains services are connected. The gas fired boiler (installed 2025) 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: 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 £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.