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

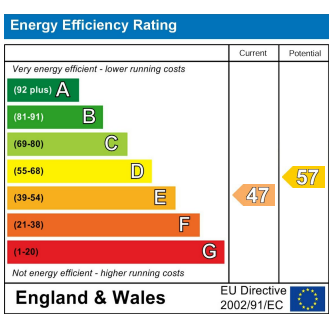
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 59.40 sq m / 639 sq ft
First Floor Approx Area = 67.57 sq m / 727 sq ft
Garage Approx Area = 30.00 sq m / 323 sq ft
Total Area = 156.97 sq m / 1689 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.



2 Hanwell Court
Hanwell

Anker

2 Hanwell Court, Hanwell, Oxfordshire, OX17 1HF



Approximate distances
Banbury town centre 3.5 miles
Southam 17 miles
Leamington Spa 18 miles
Stratford upon Avon 19 miles
Junction 11 (M40) motorway 4.5 miles
Shipston-on-Stour 15 miles

A SPACIOUS WELL PRESENTED STONE TERRACED HOUSE IN A SMALL ENCLAVE OF SIMILAR PROPERTIES WITH LOVELY VIEWS OVER ADJOINING COUNTRYSIDE TO THE REAR

Hall, cloakroom, sitting room, dining room, kitchen/breakfast room, main bedroom with ensuite shower room, two further bedrooms, bathroom, LPG central heating, double garage, off road parking, large rear garden, no upward chain. Energy rating E.

£495,000 FREEHOLD











Directions

From Banbury proceed in a north-westerly direction (B4100). After approximately 3 miles turn right where signposted to Hanwell a short time after leaving the outskirts of the town. Travel into the village along Main Street passing The Moon & Sixpence on the right until reaching Hanwell Court on the left. Number 2 will be found after a very short distance on the left and the garage and parking is found on the left on entering Hanwell Court.

Situation

Hanwell is situated to the north of Banbury and is located conveniently for access to M40 (J11). Regular trains from Banbury to London (Marylebone). Surrounding areas of interest include Soho Farmhouse, Stratford-upon-Avon, Warwick and Leamington Spa. Shopping can be found at Banbury's Castle Quay, Gateway Retail Park and supermarkets include Waitrose.

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 stone bult three bedroomed house which was constructed in 1986 since when it has had only one owner in those 40 years.

* A spacious and practical home with good storage and generous proportions.

* Situated in a pleasant and relatively small enclave of properties on the edge of the village.

* The large rear garden backs onto fields over which there are views with miles of countryside beyond.

* Double garage with storage above and parking for two vehicles in front.

* Ground floor cloakroom, two reception rooms and kitchen/breakfast room.

* Main bedroom with ensuite shower room and two further double bedrooms all of which have built-in wardrobes.

* Family bathroom.

* uPVC replacement double glazed windows by Everest and LPG central heating.

* Modernisation required to update the original fittings.

* No upward chain.

Services

All mains services are connected with the exception of gas. Heating is via an LPG system supplied from a communal tank and billed individually for each property's own usage. The tank is automatically filled as required.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: E

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.