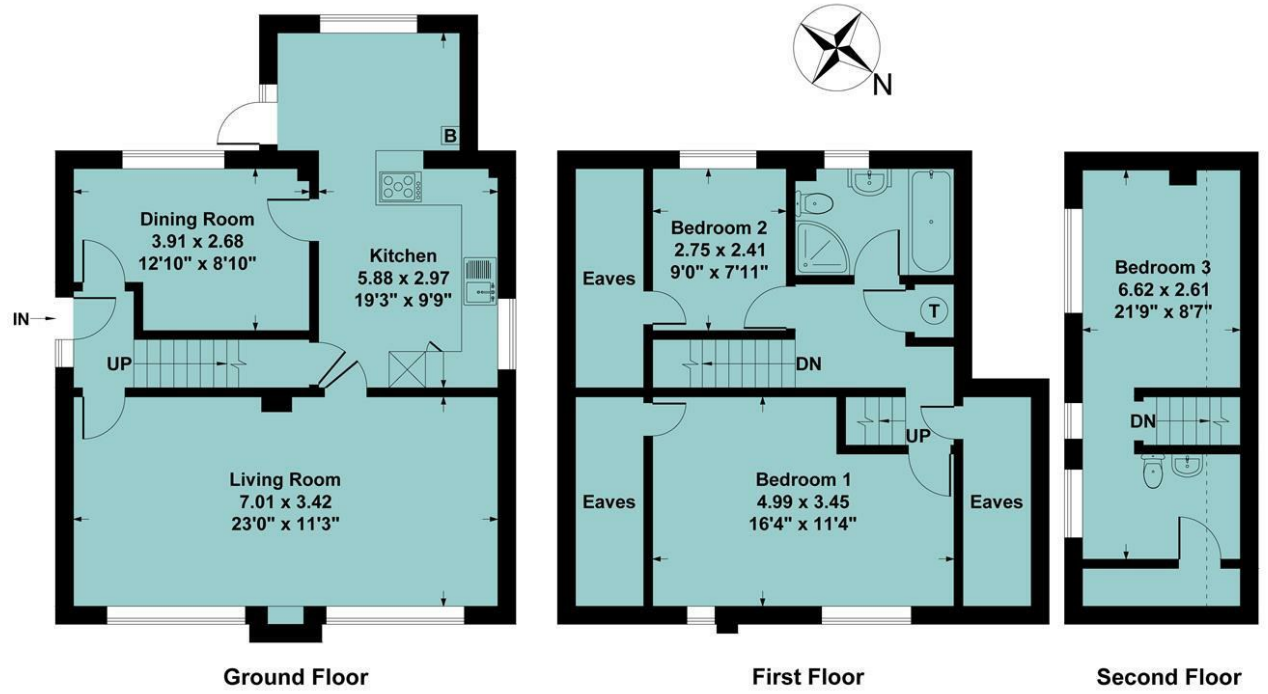


Agents Note

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

Second Floor

Ground Floor Approx Area = 57.94 sq m / 624 sq ft
 First Floor Approx Area = 36.17 sq m / 389 sq ft
 Second Floor Approx Area = 18.86 sq m / 204 sq ft
 Total Area = 112.97 sq m / 1217 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		73	79
(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.



23 Heathcote Avenue
 Banbury



23 Heathcote Avenue, Banbury, Oxfordshire, OX16 9TP

Approximate distances

Banbury town centre 1.25 miles
Banbury railway station (rear access) 0.8 miles
Horton Hospital 0.75 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 23 miles
Stratford upon Avon 21 miles
Leamington Spa 19 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

A BEAUTIFULLY PRESENTED DETACHED THREE STOREY HOUSE LOCATED IN A RELATIVELY SMALL CUL-DE-SAC FORMING PART OF THE BODICOTE CHASE/CHERWELL HEIGHTS DEVELOPMENT ON THE SOUTH SIDE OF TOWN RENOWNED FOR ITS POPULARITY AND RANGE OF AMENITIES INCLUDING SCHOOLS

Hall, 22' sitting room, dining room/ground floor office, spacious kitchen/breakfast room, large main bedroom, second bedroom with ensuite WC, third bedroom and and recently refitted four piece family bathroom, gas ch via rads, uPVC double glazing, generous off road parking, southwest facing rear garden. Energy rating C.

£375,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction along the Oxford Road (A4260). Having passed Sainsbury's supermarket on the left hand side and on the outskirts of town turn left just before the Bodicote flyover into Bankside and take the first turning on the left into Chatsworth Drive. Take the first turn on the left into Elton Road and Heathcote Avenue will be found as the first turning on the right. The property will be found after a short distance on the right hand side. A "For Sale" board has been erected for ease of identification.

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:

* A brick built detached and extended house constructed circa 1975 in the A-frame style.

* Located in a relatively small cul-de-sac on the Cherwell Heights/Bodicote Chase development to the south side of Banbury renowned for its popularity and excellent range of daily amenities including two primary schools, mini supermarket, food outlets, pub, dentist's and bus service.

* The ground floor offers versatility with a large main reception room extending to in excess of 22' as well as another which could be used as a dining room or office as required. Some may prefer to create a large open plan kitchen/dining room by removing the wall currently separating the two.

* The extended kitchen/breakfast room is spacious and fitted with an extensive range of units incorporating built-in appliances which include integrated dishwasher and recently installed washing machine.

* The first floor features a generous main bedroom, small double/large single bedroom and a recently refitted family bathroom.

* The family bathroom is fitted with a four piece white suite comprising panelled bath with mixer taps and shower attachment, separate shower cubicle, semi recessed wash hand basin and WC, heated towel rail, window.

* The second floor is approached via wooden ships ladder style steps and comprises a double bedroom and large ensuite cloakroom.

* Replacement internal doors and laminate wood effect flooring predominantly through the ground floor, recent recarpeting on the first floor.

* Block paved driveway providing generous off road parking space.

* Gated side access to the southwest facing rear garden which comprises a patio, lawn and borders.

Services

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

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 £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.