



45 Hillside Close  
Banbury





# 45 Hillside Close Banbury, Oxfordshire, OX16 9YT

Approximate distances

Banbury town centre 1.75 miles

Banbury railway station (rear access) 1 mile

Junction 11 (M40 motorway) 2.25 miles

Oxford 22 miles

Stratford upon Avon 22 miles

Leamington Spa 21 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 TWO BEDROOMED SEMI DETACHED HOUSE WITH EXTENSIVE OFF ROAD CAR PARKING AT THE END OF A TUCKED AWAY NO THROUGH ROAD ON THE HIGHLY SOUGHT AFTER CHERWELL HEIGHTS ESTATE.**

Entrance hall, sitting room, kitchen, two bedrooms, bathroom, generous off road car parking on driveway, southwest facing garden, gas central heating, double glazing, Energy rating D.

**£220,000 FREEHOLD**







### Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left hand before the flyover where signposted to Cherwell Heights. Bear left into Bankside and take the second left into Chatsworth Drive. Follow the road around for approximately  $\frac{1}{4}$  of a mile until Hillside Close will be found as a turning to the right. Number 45 is located at the top on the left 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.

### The Property

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 rare opportunity to purchase a two bedroomed semi detached house at the end of a tucked away no through road on Cherwell Heights.
- \* Entrance hall.
- \* Sitting room with laminate floor, TV point, understairs cupboard.
- \* Kitchen having sink unit, base units having working surfaces cupboards and drawers, eye level cabinets, gas hob and extractor, gas wall mounted boiler for domestic hot water and

central heating, ceramic tiled splashbacks.

- \* Landing with trap to roof space.
- \* Bedroom one has a built-in airing cupboard and a fitted double wardrobe.
- \* Single second bedroom.
- \* Bathroom fitted with a white suite comprising panelled bath with recently replaced electric shower unit over, wash hand basin, WC and window.
- \* Off road parking on the driveway for three vehicles.
- \* Lawned frontage with path to front door and gated side access to the rear garden which has a southwesterly aspect and comprises a seating area, lawn with borders and shed.

### Services

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

### Local Authority

Cherwell District Council. Council tax band B.

### Viewing

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

### Agent's 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 herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before

viewing.

Survey & Valuation

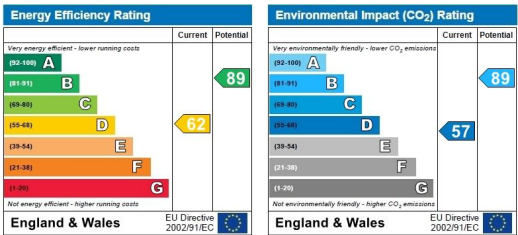
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.

Referral fees

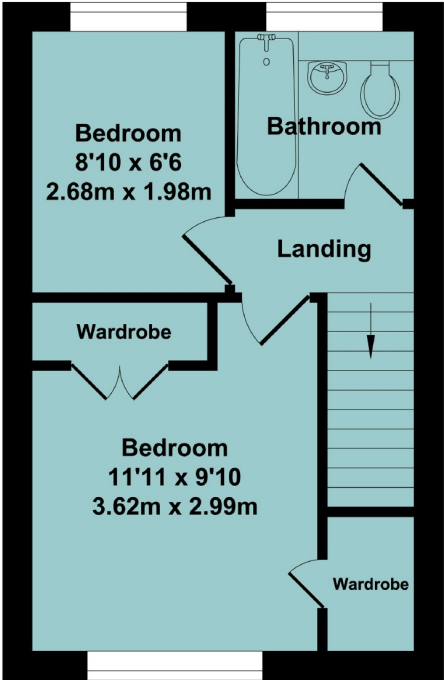
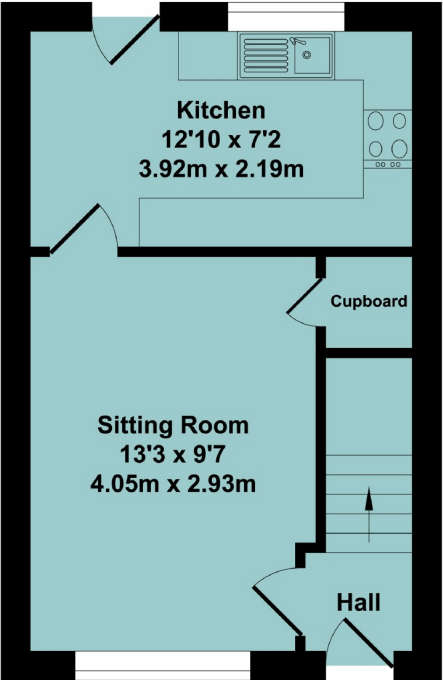
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



Ground Floor  
Approx. Floor  
Area 268 Sq.Ft.  
(24.93 Sq.M.)



First Floor  
Approx. Floor  
Area 268 Sq.Ft.  
(24.93 Sq.M.)



Total Approx. Floor Area 537 Sq.Ft. (49.86 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.