



25 Beechfield Crescent
Banbury



25 Beechfield Crescent Banbury, Oxfordshire, OX16 9AR

Approximate distances

Banbury town centre 1 Mile

Junction 11 (M40 motorway) 2.5 Miles

Banbury railway station 1.5 Miles

Oxford 21 miles

Stratford upon Avon 21 miles

Leamington Spa 20 Miles

Banbury to London Marylebone by rail approx 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 55 mins

AN INDIVIDUAL NON-ESTATE THREE BEDROOMED DETACHED HOUSE WHICH IS BEAUTIFULLY PRESENTED AND HAS SPACIOUS WELL PLANNED ACCOMMODATION LOCATED ON THIS POPULAR ROAD ON THE SOUTH SIDE OF TOWN.

Entrance hall, cloakroom, open ground floor accommodation, sitting room, dining room, kitchen, three bedrooms, re-fitted modern family bathroom, uPVC double glazing, gas central heating large workshop/gym (former garage), off road car parking, front garden, enclosed rear garden.

£285,000 FREEHOLD





Directions

From Banbury Cross proceed in a southerly direction along South Bar Street and into the Oxford Road (A4260). Continue past the Horton Hospital on the left hand side and turn right into Farmfield Road opposite the entrance to Sainsbury's supermarket. Beechfield Crescent will be found as the first turning on the left where the property will be found towards the end of the road on the left 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 (51 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

25 BEECHFIELD CRESCENT is an individual detached family home which was constructed approximately 30 years ago and which has been updated in more recent years. It is pleasantly located on this popular and quiet road on the south side of town close to Sainsbury's supermarket and all daily amenities. The property has superb open plan ground floor living accommodation and three generous sized bedrooms on the first floor.

* A floorplan has been prepared to show the room sizes and layout as detailed below. Some of the main features are as follows:

* Entrance hall with large storage cupboard and access to ground floor WC with wash hand basin.

* Superb open plan ground floor living accommodation comprising a large sitting area with window to front and door to rear and a brick fireplace with wood burning stove.

* The kitchen/dining/family room is also well presented and the kitchen is fitted with a range of modern wooden effect base cabinets and drawers with work surfaces over housing a one and a half bowl sink and draining board. Integrated dishwasher and space for fridge freezer, space for cooker. Within the family/dining area there is ample space for furniture and there is wood laminate flooring.

* On the first floor there are three bedrooms. The master bedroom is a very good size with a separate dressing area.

* Re-fitted family bathroom which is fitted with a smart white suite comprising a panelled bath with mixer taps and and shower attachment over, WC and a wash hand basin housed in a recessed vanity unit. Marble wall and floor tiles.

* Gas central heating, double glazing.

* There is a large gym/workshop located to the side of the property which was formerly a one and a half sized garage. We believe this could easily be converted back to garage use.

* To the front there is a lawned garden with flower and plant borders and off road car parking. The main area of garden is located to the rear which is predominantly laid to lawn with a wooden deck adjoining the house and well stocked flower and plant borders. There are two large sheds in the garden one was previously used as a workshop and gym.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council Tax Band D.

Viewing

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

Agents Note

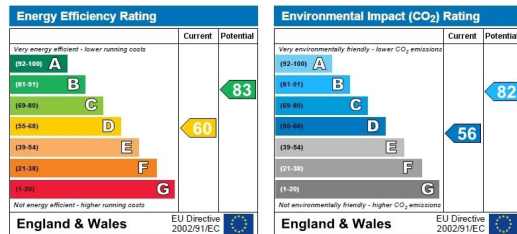
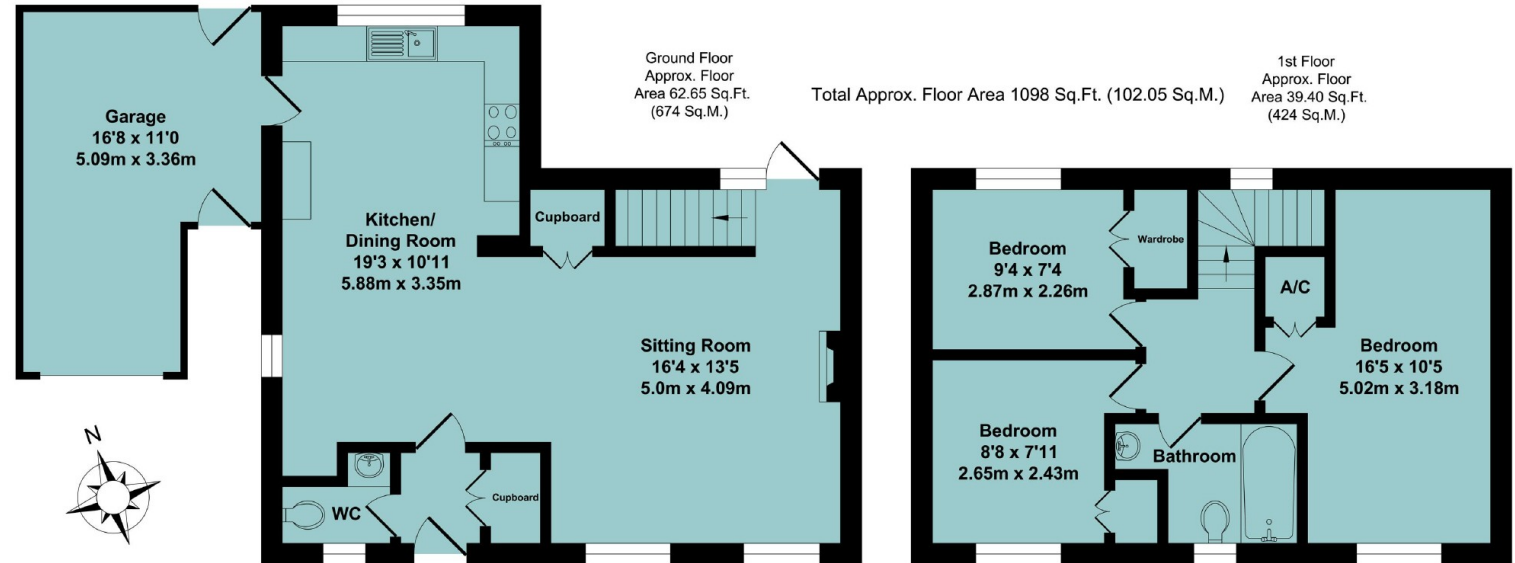
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description 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.



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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.