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

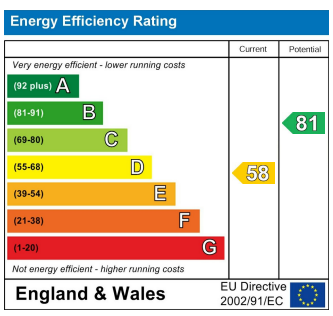
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 42.96 sq m / 463 sq ft
First Floor Approx Area = 35.42 sq m / 381 sq ft
Garage Approx Area = 11.86 sq m / 128 sq ft
Total Area = 90.24 sq m / 972 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.



40 Riley Drive
Banbury

Anker

40 Riley Drive, Banbury, Oxfordshire, OX16 1DS



Approximate distances
Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 23 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A MODERN THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A DESIRABLE RESIDENTIAL AREA CONVENIENT FOR SCHOOLING WITH WELL BALANCED ACCOMMODATION, GARAGE AND DRIVEWAY PARKING

Hall, open plan living room, large conservatory, kitchen, three bedrooms, bathroom, gas ch via rads, off road parking, garage, gardens, no upward chain. Energy rating D.

£299,950 FREEHOLD











Directions

From Banbury town centre proceed along the Warwick Road (B4100). Turn right opposite the arcade of shops into Ruscote Avenue and take the first turning left into Sinclair Avenue. Turn next right into Hillview Crescent and then right again into Nuffield Drive. Riley Drive will be found as a turning to the left. Follow the road and the property will be found towards the top on the right hand side and can be recognised by our "For Sale" board.

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 semi detached house believed to date back to the mid 1960's.

* Located in a sought after residential area which is within walking distance of schools including Hillview Crescent Primary School and North Oxfordshire Academy Secondary School. Also in Hillview Crescent there is an independent butchers, hairdressers and a convenience store. There are other amenities nearby along Warwick Road and slightly further afield there is a retail park, Tesco superstore, Pure Gym and various food outlets. There is also a pub within walking distance.

* There is a porch with a door opening to the hall which has understairs storage and a separate built-in cupboard as well as stairs leading to the first floor.

* A spacious open plan living/dining room has a window to the front, laminate wood effect floor and glazed double doors which open to the conservatory.

* Large conservatory with laminate wood effect floor, French doors to the rear garden, windows overlooking the garden.

* Kitchen fitted with a range of base and eye level units in white incorporating a built-in oven, hob and extractor, plumbing for dishwasher and washing machine, window to rear and door to the side.

* Landing with door to built-in airing cupboard and hatch to loft.

* Spacious main double bedroom with window to front, built-in airing cupboard.

* Second double bedroom with window to rear and double built-in wardrobe.

* Third single bedroom/study which is a double aspect room with windows to front and side, built-in cupboard.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, heated towel rail, fully tiled walls.

* Externally there is a driveway to the front and side providing generous off road parking space alongside which there is a lawned front garden with hedging and shrubs along the boundary. The rear garden is a manageable size and comprises a paved patio with lawn beyond.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: D

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 £35 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.