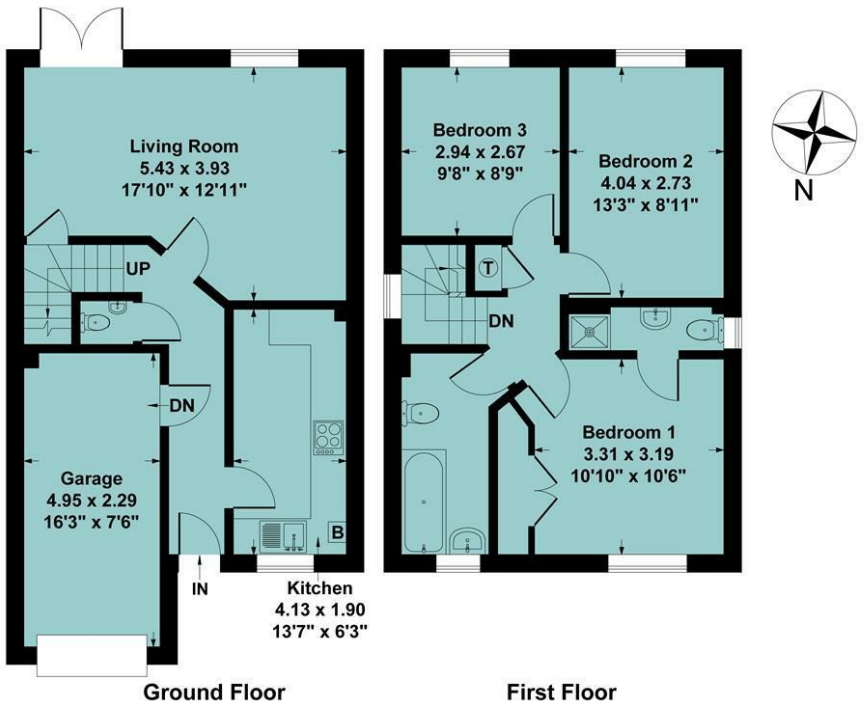
Agents Note

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 = 35.93 sq m / 387 sq ft
First Floor Approx Area = 44.58 sq m / 480 sq ft
Garage Approx Area = 11.33 sq m / 122 sq ft
Total Area = 91.84 sq m / 989 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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.

32 Waterloo Drive
Banbury

Anker

32 Waterloo Drive, Banbury, Oxfordshire, OX16 3QN



Approximate distances
Banbury town centre 0.25 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1.2 miles
Oxford 23 miles
Stratford upon Avon 20 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

Entrance hall, kitchen, living room, downstairs WC, three bedrooms, ensuite, family bathroom, garage, driveway parking, garden. Energy rating C.

£330,000 FREEHOLD











Directions

From Banbury town centre proceed in an Easterly direction via Bridge Street into the Middleton Road. After a short distance take the first turning on the left at the traffic lights into Waterloo Drive and as the road bends around to the right the property can be found on the right hand side. A "For Sale" board has been erected for ease of identification.

Banbury

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 detached three bedroom home.

* Great access to M40.

* Walking distance to train station.

* Entrance hall with doors to kitchen, garage, cloakroom and living room, stairs to first floor.

* Kitchen with a range of base and wall mounted units, integrated appliances include oven, hob and extractor, fridge freezer, space and plumbing for washing machine, space for a breakfast table, window to front.

* Spacious living room with window and door opening to the south facing rear garden.

* Downstairs cloakroom with WC, wash hand basin and extractor fan.

* First floor landing with access to airing cupboard and attic.

* Master bedroom with built-in wardrobes, window to front and ensuite comprising WC, wash hand basin, shower cubicle and window to the side.

* The second bedroom is a double with window to rear.

* Single bedroom with window to rear.

* Family bathroom fitted with a suite comprising bath with electric shower over, WC, wash hand basin, radiator and window.

* South facing rear garden which is mostly laid to lawn with various shrubs.

* To the front of the property there is a driveway with access to the garage which has an up and over door and personal door into the entrance hall.

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating:

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.