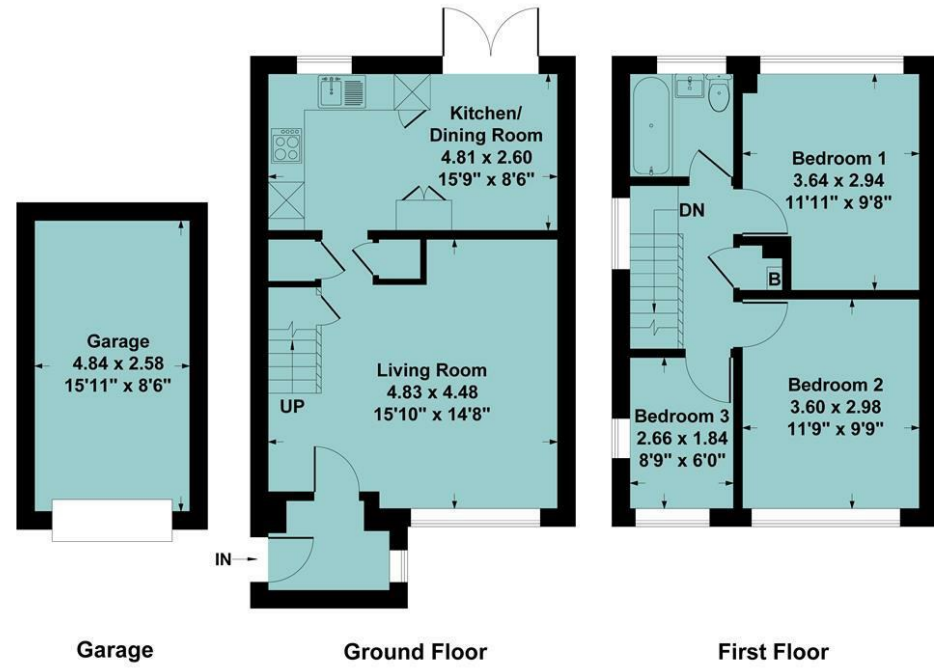


Agents Note

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 = 37.51 sq m / 404 sq ft
 First Floor Approx Area = 34.77 sq m / 374 sq ft
 Garage Approx Area = 12.48 sq m / 134 sq ft
 Total Area = 84.76 sq m / 912 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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



22 Austin Drive
 Banbury



22 Austin Drive, Banbury, Oxfordshire, OX16 1DJ

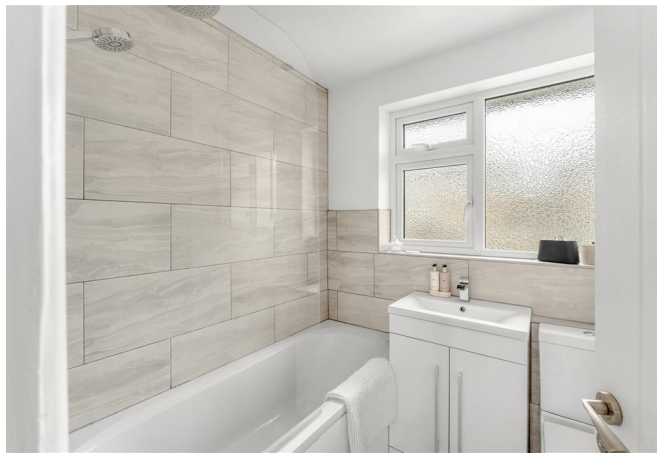
Approximate distances

Banbury town centre 1.75 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 2.5 miles
Oxford 24 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

AN EXTREMELY WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE THAT HAS RECENTLY BEEN MODERNISED BY THE CURRENT VENDORS LOCATED A SHORT WALK FROM LOCAL SCHOOLS AND AMENITIES

Entrance porch, lounge, kitchen/diner, three bedrooms, family bathroom, front and rear gardens, garage and driveway parking. Energy rating D.

£315,000 FREEHOLD



Directions

From Banbury town centre proceed in a north westerly direction along the Warwick Road (B4100). Continue until the arcade of shops will be found on the left hand side and turn right here at the mini roundabout into Ruscombe Avenue, followed by the first left into Sinclair Avenue. Continue to the top of Sinclair Avenue and turn right into Austin Drive. The property will be found after a short distance on your 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 (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:

* Entrance porch with space for coats and shoes, further door to the lounge.

* Lounge located at the front of the property with a window overlooking the front garden, stairs to first floor, understairs storage, door to kitchen diner.

* Kitchen diner re-fitted in 2023 with a range of base and eye level units with neutral fronts and a quartz worktop over, integrated oven, four ring induction hob, integrated washer dryer, integrated fridge freezer, space for table and chairs, double doors to the rear garden.

* First floor landing with doors to all rooms, window to side, hatch to loft and airing cupboard.

* Bedroom one is a double at the front of the property.

* Bedroom two is a double at the back.

* Bedroom three is a single at the front with windows to front and side.

* Bathroom fitted with a white suite comprising bath with shower unit over, WC and vanity wash hand basin, tiled walls, tiled flooring, heated towel rail, window to rear.

* The rear garden features a patio area with steps up to a lawned area, gated side access leading to the drive and garage. Electric car charging point.

* The garage is fitted with an up and over door and a new roof within recent years.

* Complete full re-wire in 2023.

* New double glazing fitted throughout in 2021.

Services

All mains services are connected. The boiler is in the airing cupboard on the landing.

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 £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.

