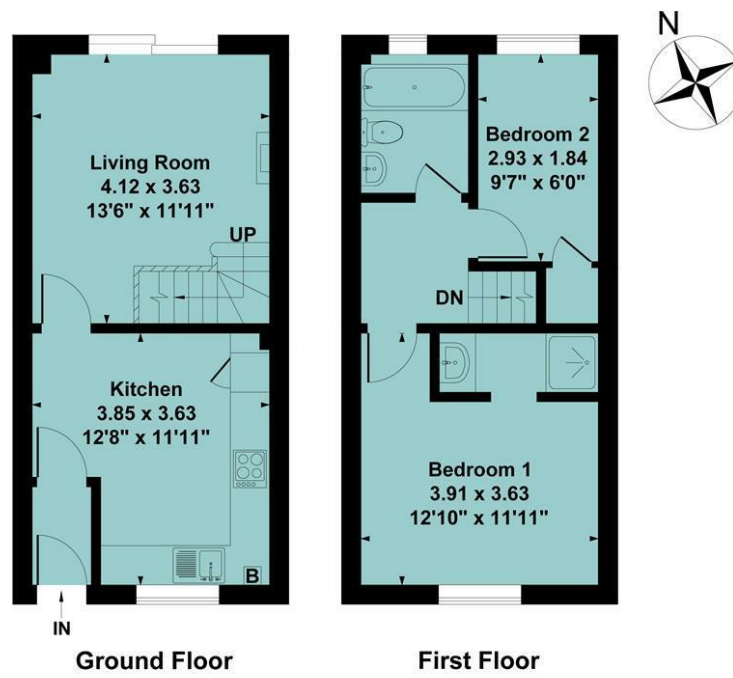


**Agents Note**

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**

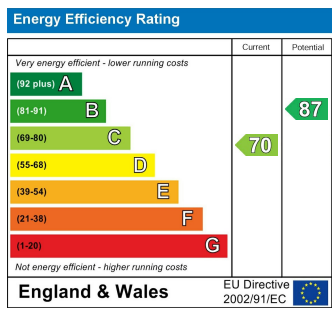
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 28.90 sq m / 311 sq ft**  
**First Floor Approx Area = 28.90 sq m / 311 sq ft**  
**Total Area = 57.80 sq m / 622 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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 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.



31 Wellington Avenue  
 Banbury



# 31 Wellington Avenue, Banbury, Oxfordshire, OX16 3QL

## 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

**A MODERN TWO BEDROOM TERRACED HOUSE IN A SOUGHT AFTER AND EXCEPTIONALLY CONVENIENT LOCATION WITHIN A SHORT WALK OF THE RAILWAY STATION AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AN EXCELLENT RANGE OF LOCAL AMENITIES**

**Porch, open plan kitchen/dining room, sitting room, main bedroom with ensuite shower, second bedroom, family bathroom, gas ch via rads, uPVC double glazing, generous rear garden, two allocated off road parking spaces, no upward chain. Energy rating C.**

**£255,000 FREEHOLD**



## Directions

From Banbury proceed in an easterly direction via Bridge Street into the Middleton Road. After a short distance turn left into Waterloo Drive and continue as it leads into Wellington Avenue. The property will be found set back on the left 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 modern brick built terraced house which we believe dates back to the 1990's.

\* Occupying a pleasant position within a popular area which is very convenient for those needing to use the railway and town centre as both are within easy walking distance. There are a number of shops and food outlets along Middleton Road which are also close by.

\* Ideally laid out for modern living with an open plan kitchen/dining room with built-in oven and gas hob, plumbing for washing machine, wall mounted gas fired boiler, space for table and chairs, window to front.

\* Sitting room with sliding double glazed patio doors opening to the rear garden, stairs to first floor with recess under, wall mounted gas fire.

\* Main double bedroom with window to front and archway to an ensuite shower area with fully tiled shower cubicle and recently installed electric shower unit, recessed wash hand basin with cupboards under, extractor.

\* Second single bedroom with window to rear, door to deep built-in airing cupboard.

\* Bathroom fitted with a white suite comprising panelled bath, wash hand basin and WC, window.

\* There are two allocated off road parking spaces immediately to the front of the property.

\* Larger than average rear garden with patio, lawn and gated rear pedestrian access.

## Services

All mains services are connected. The Potterton 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.

## Energy rating: C

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.

