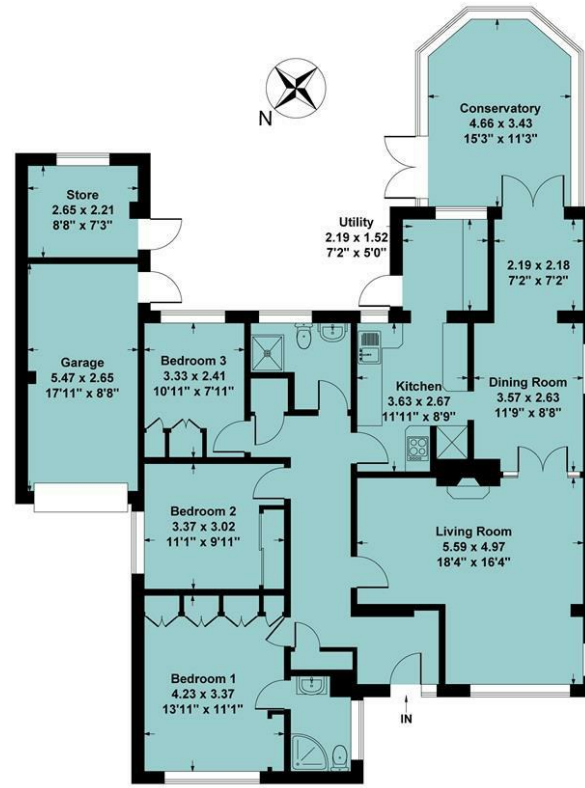


Agents Note

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
 Ground Floor Approx Area = 128.57 sq m / 1384 sq ft
 Garage Approx Area = 20.74 sq m / 223 sq ft
 Total Area = 149.31 sq m / 1607 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			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(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.



13 Wesley Drive
 Banbury



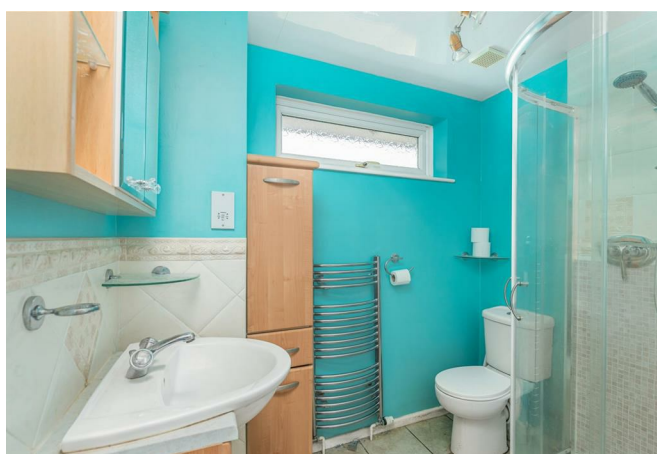
13 Wesley Drive, Banbury, Oxfordshire, OX16 9LS

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 1.25 miles
Junction 11 (M40 motorway) 2.25 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Birmingham by rail approx 50 mins
Banbury to Oxford by rail approx 17 mins

A SPACIOUS EXTENDED DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT IN AN ELEVATED POSITION WITH FAR REACHING VIEWS TO FRONT

Large hall, spacious sitting room, extended dining/family room or study, conservatory, kitchen, utility room, main bedroom with ensuite shower room, two further bedrooms, main shower room, gas ch via rads, uPVC double glazing, extensive driveway parking, car port, garage, store, large rear garden, no upward chain. Energy rating C.

£480,000 FREEHOLD



Directions

From Banbury Cross proceed along West Bar and before following the road into Broughton Road turn left into Beargarden Road and then immediately right into Kingsway. Take the second turning on the left into Wesley Drive and the property will be found on the left almost facing you as the road bends to the right and it 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 detached bungalow believed to date back to the 1960's which has been extended to front and rear.

* Occupying a generous plot in an elevated position with far reaching outlooks to the front.

* The living space includes a spacious sitting room, dining room leading through a family room/study to a large conservatory.

* Well equipped kitchen and utility room.

* Main bedroom with a large window to front, far reaching outlooks, wall to wall fitted wardrobes and door to the ensuite shower room fitted with a white suite and underfloor heating, window.

* Second double bedroom with fitted wardrobes and third large single/small double bedroom with fitted wardrobes.

* Main shower room fitted with a white suite.

* Gas central heating via radiators and uPVC double glazing.

* Generous off road parking on the driveway leading via a car port to a larger than average single garage with power and light connected, window and personal door to the rear garden. Adjoining workshop/store behind the garage with power and light connected, space for appliances, window and personal door to the side.

* Large rear garden with partially covered patio linking the bungalow and the garage and store, large lawn with borders, greenhouse and pond.

* No upward chain.

Services

All mains services are connected. The boiler is located in the loft.

Local Authority

Cherwell District Council. Council tax band E.

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.

