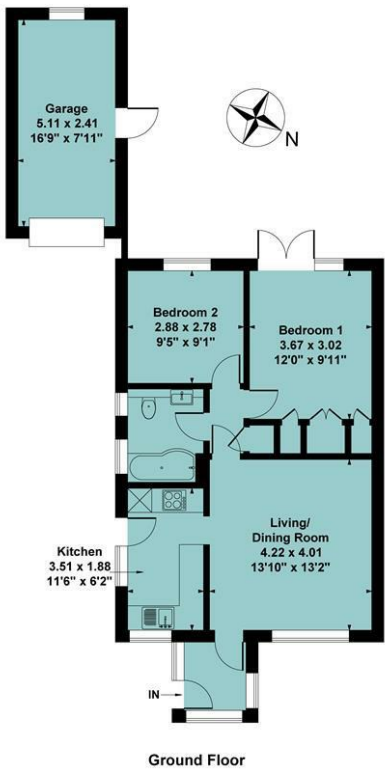
Agents Note

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.

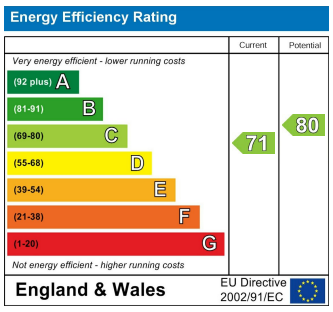


Ground Floor

Ground Floor Approx Area = 56.74 sq m / 611 sq ft
Garage Approx Area = 12.31 sq m / 133 sq ft
Total Area = 69.05 sq m / 744 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.



99 Nursery Drive
Banbury

Anker

99 Nursery Drive, Banbury, Oxfordshire, OX16 2ND



Approximate distances
Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 1.75 miles
Banbury railway station 2 miles
Oxford 25 miles
Stratford upon Avon 21 miles
Leamington Spa 20 miles

OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN AND WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED A SHORT WALK FROM THE TOWN CENTRE AND BENEFITTING FROM A GARAGE AND DRIVEWAY PARKING

Entrance porch, living/dining room, kitchen, two bedrooms, family bathroom, front and rear gardens, garage and driveway parking. Energy rating C.

£280,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Turn right into Foundry Street and at the top follow the road left into Nursery Drive. The property will be found after a short distance on the left hand side just after the turning for Garden Close.

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 ample space for coats and shoes, door to the living/dining room.

* Living/dining room with space for living and dining furniture, full height window to the front, opening to the kitchen and hallway leading to the bedrooms and bathroom.

* Kitchen with a range of base and eye level units with wood effect fronts and a neutral worktop over, inset sink, space and plumbing for a washing machine, space for under counter fridge, integrated oven and four ring electric hob with extractor over, windows to front and side, tiled flooring and door to the side.

* Rear hallway with storage cupboard and hatch to the loft.

* Bathroom fitted with a white suite comprising a P-shaped bath with shower over, WC, vanity wash hand basin and storage, fully tiled walls, tiled flooring, heated towel rail and two windows to the side.

* Bedroom one is a double with built-in wardrobes and French doors leading to the rear garden.

* Bedroom two is a small double or a large single with a window to the rear garden.

* The rear garden is very low maintenance and comprises a patio area and steps lead up to a raised shingled area where there is a border of shrubs and bushes to the rear. Personal door to the garage from the patio.

* Garage with up and over door to the front, light and power, window to the rear and personal door to the garden.

* Off road parking in front of the garage for two/three cars as well as a large shingled area to the front.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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 £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.