

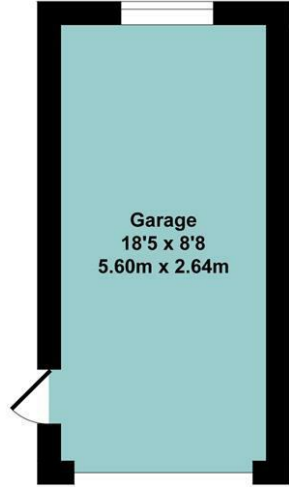
**Agents Note**

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.

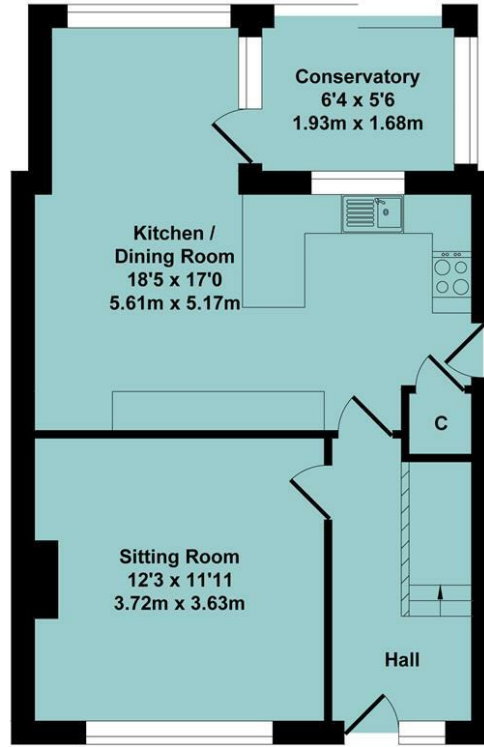
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Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or 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.

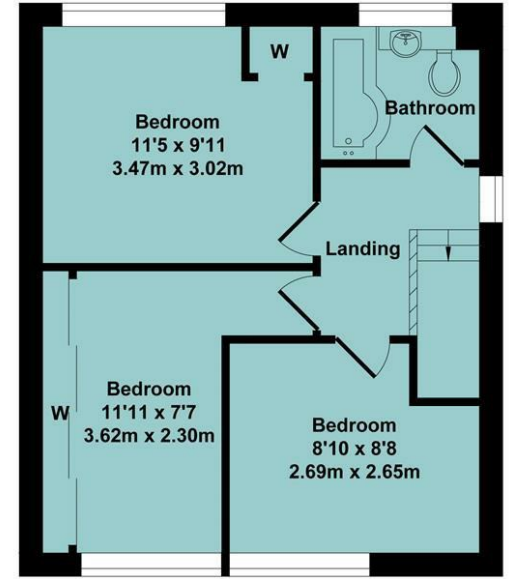
Garage  
Approx. Floor Area 159 Sq.Ft. (14.80 Sq.M.)



Ground Floor  
Approx. Floor Area 527 Sq.Ft. (49.0 Sq.M.)



First Floor  
Approx. Floor Area 407 Sq.Ft. (37.80 Sq.M.)



Total Approx. Floor Area 1093 Sq.Ft. (101.60 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



53 Wesley Drive  
Banbury





# 53 Wesley Drive, Banbury, Oxfordshire, OX16 9LT

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 SEMI DETACHED THREE BEDROOM HOME ON A GENEROUS PLOT WITH GARAGE AND DRIVEWAY WITHIN WALKING DISTANCE OF PRIMARY SCHOOL, SHOPS AND TOWN CENTRE HAVING PLANNING PERMISSION FOR A SINGLE STOREY REAR EXTENSION**

**Entrance hall, lounge, open plan kitchen diner, lean-to conservatory, three bedrooms, bathroom, southwest facing rear garden, garage and driveway. Energy rating D.**

**£355,000 Freehold**



## Directions

From Banbury Cross proceed along West Bar and before continuing into the Broughton Road turn left into Beargarden Road and then immediately right into Kingsway. Travel to the top of the road to the T-junction and turn left into Wesley Drive. The property will be found after a short distance on the right 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.

\* Brick built three bedroom semi detached home believed to date back to the 1960's.

\* Modern open plan kitchen/diner.

\* Walking distance to primary school, shops and the town centre.

\* Spacious entrance hall with stairs to first floor, door to lounge and door to open plan kitchen/diner.

\* Light and airy lounge with window to front.

\* Modern kitchen/diner with a range of wall and base mounted gloss units. Four ring ceramic hob, integrated oven and microwave, space for fridge freezer, integrated dishwasher. Dining area with space for table and chairs, door to lean-to conservatory with space and plumbing for washing machine and tumble dryer.

\* First floor landing with window to side, access to loft.

\* Bedroom one is a double with built-in wardrobes.

\* Bedroom two is also a double with window overlooking the rear garden and built-in storage cupboard.

\* Bedroom three is a single.

\* Bathroom fitted with a suite comprising bath, WC and wash basin.

\* Generous southwest facing rear garden with a patio area, the rest is mainly laid to lawn. Door to garage and access to driveway.

\* To the front is a driveway and garage.

\* The current owners have planning permission granted for a single storey rear extension which would create a utility room, cloakroom and extended kitchen/diner. These plans can be found at [www.cherwell.gov.uk/info/9/planning-and-building](http://www.cherwell.gov.uk/info/9/planning-and-building) and the planning application reference is 23/00230/F

## Services

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

## 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.