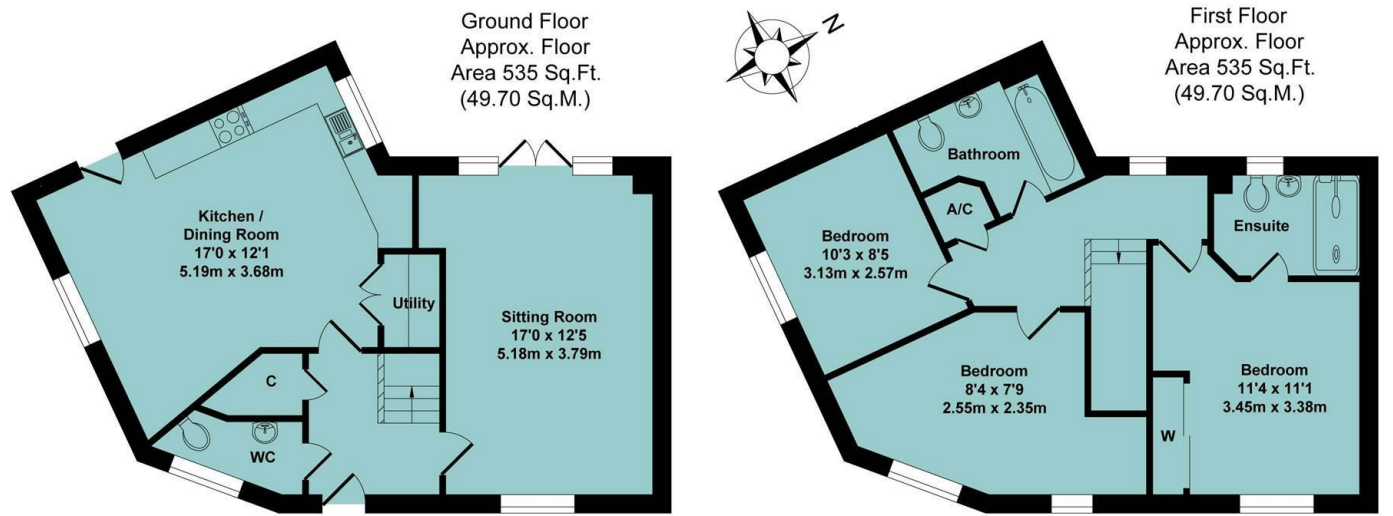


Agents Note

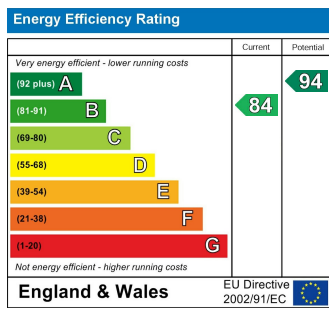
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 1070 Sq.Ft. (99.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.



17 Vernon Way
Banbury



17 Vernon Way, Banbury, Oxfordshire, OX16 1GF

Approximate distances

Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM HOME BUILT BY THE HIGHLY REGARDED DAVIDSONS HOMES ONLY 6 YEARS AGO

Entrance hall, sitting room, kitchen/diner, utility cupboard, downstairs WC, three double bedrooms, en-suite, family bathroom, garden, car port. Energy rating B.

£375,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). Travel to the outskirts of the town and opposite the Sainsbury's convenience store turn right into Duke's Meadow Drive. At the second roundabout turn left into Watts Road and continue to the T-junction with Bullers Street. Turn right here and then right again into Vernon Way. Follow the road as it bears around to the left and the property will be found after a short distance on the left hand side.

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 detached house constructed approximately 6 years ago by the highly regarded Davidsons Homes as part of "The Mills" development

* Three double bedrooms.

* Only a short walk away from local Sainsbury's, countryside walks and bus route.

* Well appointed with smart modern fittings throughout.

* Spacious entrance hall with stairs rising and access to storage cupboard.

* Light and airy dual aspect sitting room with electric fire and patio doors opening to the rear garden.

* Open plan kitchen/diner with high quality fittings throughout including an integrated oven, fridge and freezer and dishwasher, Amtico flooring throughout, ample space for table and chairs, practical utility cupboard with space and plumbing for washing machine and tumble dryer.

* Downstairs WC comprising WC, wash hand basin and window.

* First floor landing with access to airing cupboard housing the gas fired boiler.

* The master bedroom is a double with modern panelling behind the bed, built-in wardrobe, access to loft and door to en-suite.

* En-suite comprising shower cubicle with tiled surround, WC and wash hand basin, window and extractor fan.

* The second bedroom is also a double and has two windows allowing in lots of light, space for wardrobe or desk.

* The third bedroom is also a double with space for wardrobe.

* The family bathroom comprises a bath with shower over, WC and wash hand basin, extractor fan and radiator.

* The rear garden comprises a patio area, lawn, garden shed and gate leading to the car port.

* Car port with off road parking.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.