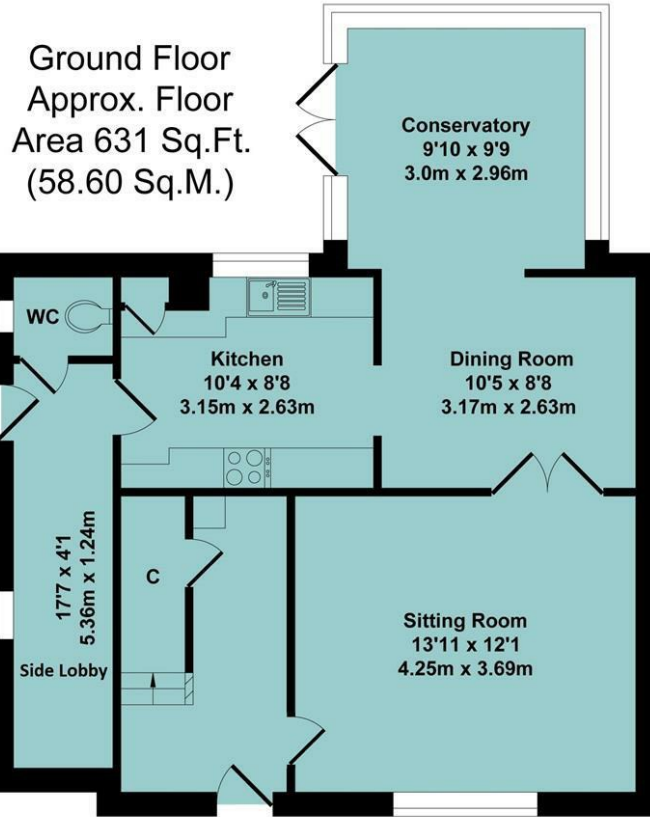


Agents Note

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approx. Floor Area 1074 Sq.Ft. (99.80 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.



79 Withycombe Drive
Banbury



79 Withycombe Drive, Banbury, Oxfordshire, OX16 0SL

Approximate distances

Banbury town centre 1 mile

Junction 11 (M40 motorway) 1.5 miles

Oxford 20 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 STEEL FRAMED SEMI DETACHED THREE BEDROOM HOUSE ON THE WESTERN SIDE OF BANBURY IN NEED OF SOME UPDATING WITH A GENEROUS REAR GARDEN

Hall, sitting room, dining room, kitchen, side lobby, conservatory, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, off road parking, rear garden, large outbuilding, no upward chain. Energy rating D.

£200,000 FREEHOLD



Directions

From Banbury town centre proceed via West Bar into Broughton Road and continue to the roundabout. Turn right into Woodgreen Avenue and follow the road until the next roundabout. Turn left into The Fairway continue to the top of the road following it around to the left into Withycombe Drive. The property will be found on the right hand side 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.

The Property

It should be noted that this property is of steel framed construction (BISF type). It is therefore of non standard construction and properties of this type were constructed commonly soon after the end of World War II when there was a shortage of traditional building materials. We have a structural condition report from a Structural Engineer for any prospective purchasers and their mortgage lenders.

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 semi detached house on the western side of Banbury with well proportioned accommodation on two floors.

* It occupies a generous plot with a good sized rear garden which includes a large timber workshop.

* Spacious sitting room with window to front and laminate wood effect floor.

* Separate dining room with ceramic tiled floor and open access to the conservatory.

* Conservatory with uPVC double glazed windows and doors opening to the rear garden, ceramic tiled floor, French doors to the patio, power and light connected.

* Kitchen fitted with a range of base and eye level units, built-in oven, hob, plumbing for washing machine, space for fridge, window to rear, wall mounted gas fired boiler and door to side lobby which has window, door to the side of the property and door to a pantry cupboard.

* Two double bedrooms with built-in cupboards/wardrobes.

* Third single bedroom with window to front and laminate wood effect floor.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window, fully tiled walls, heated towel rail.

* Gas central heating via radiators and uPVC double glazing.

* Hard landscaped frontage providing off road parking.

* Generous rear garden comprising a patio, lawn and borders, small wildlife pond, large timber workshop.

Services

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

Local Authority

Cherwell District Council. Council tax band A.

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.

