

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.

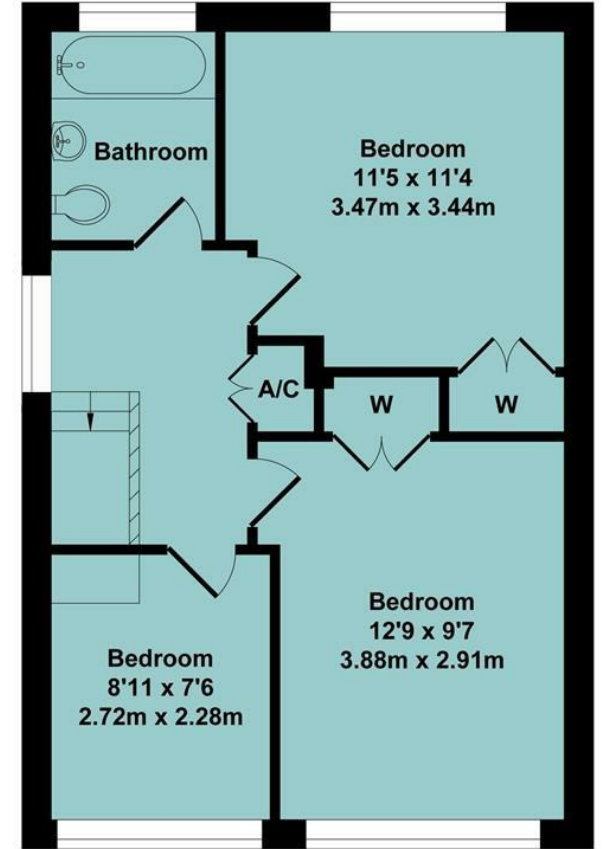
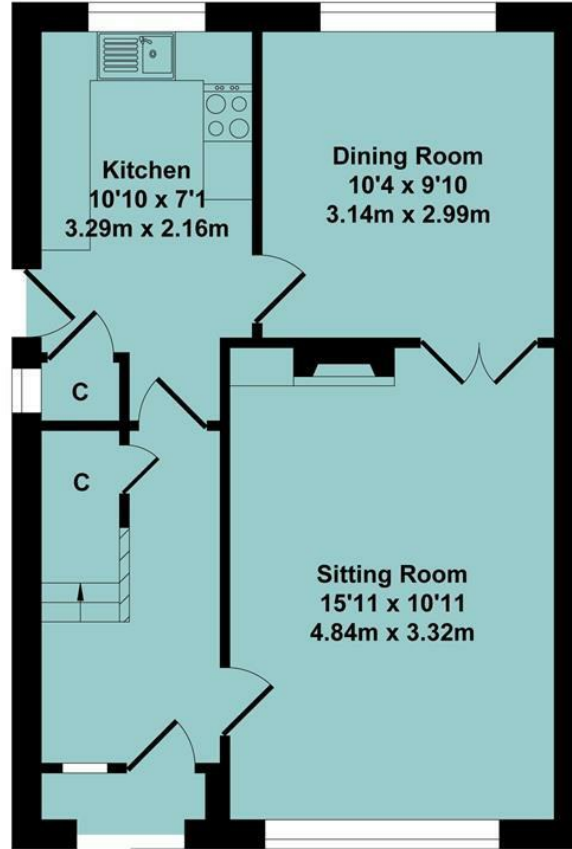
Referral fees

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
Approx. Floor Area 456 Sq.Ft.
(42.40 Sq.M.)



First Floor
Approx. Floor Area 456 Sq.Ft.
(42.40 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

Total Approx. Floor Area 912 Sq.Ft. (84.80 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.



8 Nursery Drive
Banbury



8 Nursery Drive, Banbury, Oxfordshire, OX16 2LY

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

A THREE BEDROOM SEMI DETACHED HOUSE REQUIRING UPDATING, LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND PRIMARY SCHOOL

Entrance porch, entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom, rear garden, driveway to front. Energy rating C.

£315,000 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 almost immediately on the right 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:

- * Popular location.
- * Walking distance to town centre and local primary school.
- * Requires updating,
- * Entrance porch opening to entrance hall with stairs to first floor and access to understairs storage cupboard.
- * Sitting room with window to front, gas fire, door to dining room.
- * Kitchen comprising a range of wall and base mounted units, space and plumbing for washing machine, oven, access to understairs cupboard, window overlooking the rear garden, side door opening to garden.
- * Dining room with window to rear.
- * First floor landing with window to side.

* Bedroom one is a double with a built-in wardrobe.

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

* Further single bedroom.

* Bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin, window.

* Rear garden with small lawned area and opening to the front.

* Front garden and driveway.

Services

All mains services are connected.

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.