



67 Wellington Avenue

Banbury

A GREATLY IMPROVED AND EXTENDED FOUR BEDROOM FAMILY HOME BENEFITTING FROM TWO ENSUITES, AN EXTENDED KITCHEN/DINER AND A GARAGE AND OFF ROAD PARKING

Entrance hall, lounge, kitchen/breakfast room, dining room, conservatory, downstairs WC, four bedrooms, two ensembles, family bathroom, rear garden, driveway parking, garage. Energy rating C.

£450,000 FREEHOLD



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 hall with doors to cloakroom and lounge, stairs to first floor, laminate flooring.
- * Lounge with opening to kitchen, window to front, laminate flooring.
- * Kitchen/breakfast room fitted with a range of neutral coloured base and eye level units, integrated oven and four ring gas hob, free standing under counter fridge, space and plumbing for a dishwasher, ample space for table and chairs, tiled flooring, double doors to dining room.
- * Dining room having tiled flooring, double doors opening to garden, door to conservatory, door to garage, space for dining furniture.
- * Conservatory with tiled flooring and door to garden.
- * Stairs from the hallway rise to the first floor landing where there are doors to all bedrooms and family bathroom, window to side.
- * Bedroom one is located in the loft. It is accessed through a walk-in dressing room on the first floor. Large windows to rear, built-in cupboard, access to the eaves.
- * Ensuite comprising WC and wash hand basin.
- * Bedroom two on the first floor is a double with window to front, doorway to dressing room which has built-in hanging and storage space, window to front, further door to ensuite which has a corner shower cubicle, WC and wash hand basin, tiled walls and floor, heated towel rail, extractor fan.
- * Bedroom three is a double with window to rear.
- * Bedroom four is a single with window to rear.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, part tiled walls, tiled floor, radiator, extractor fan, window to rear.
- * Garage with up and over door, light and power. At the rear of the garage is space and plumbing for a washing machine, space for fridge freezer and space for tumble dryer.
- * The rear garden is low maintenance and comprises a Cotswold stone patio.
- * To the front there is off road parking for two cars.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band D.

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.

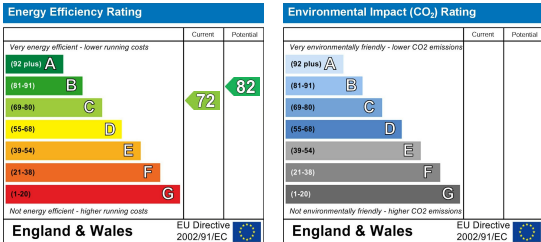
Area Map



Floor Plans



Energy Efficiency Graph



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