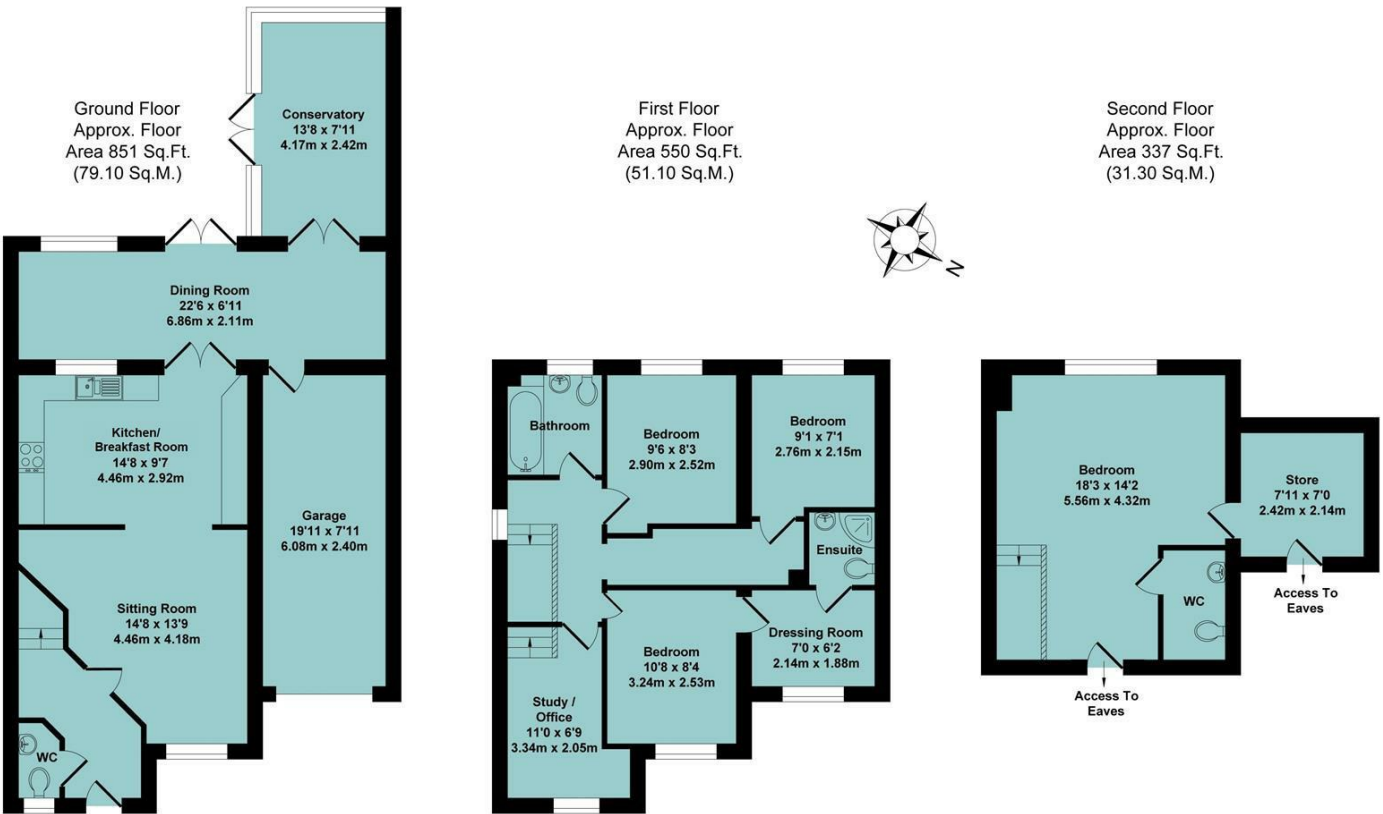
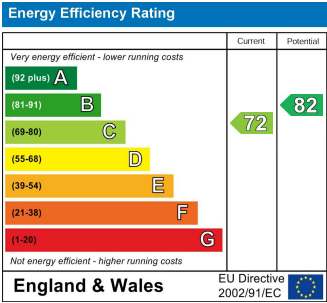


Agents Note

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 1738 Sq.Ft. (161.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.



67 Wellington Avenue
Banbury



67 Wellington Avenue, Banbury,
Oxfordshire, OX16 3QL

Approximate distances
Banbury town centre 0.25 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1.2 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

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 ensuites, family bathroom, rear
garden, driveway parking, garage. Energy rating C.

£441,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and into the Middleton Road. After the traffic lights turn left into Waterloo Drive and follow the road bearing left into Wellington Avenue. The property will be found by following the numbering system.

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.