



31 Wellington Avenue

Banbury

A MODERN TWO BEDROOM TERRACED HOUSE IN A SOUGHT AFTER AND EXCEPTIONALLY CONVENIENT LOCATION WITHIN A SHORT WALK OF THE RAILWAY STATION AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AN EXCELLENT RANGE OF LOCAL AMENITIES

Porch, open plan kitchen/dining room, sitting room, main bedroom with ensuite shower, second bedroom, family bathroom, gas ch via rads, uPVC double glazing, generous rear garden, two allocated off road parking spaces, no upward chain. Energy rating C.

£248,000 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:

- \* A modern brick built terraced house which we believe dates back to the 1990's.
- \* Occupying a pleasant position within a popular area which is very convenient for those needing to use the railway and town centre as both are within easy walking distance. There are a number of shops and food outlets along Middleton Road which are also close by.
- \* Ideally laid out for modern living with an open plan kitchen/dining room with

built-in oven and gas hob, plumbing for washing machine, wall mounted gas fired boiler, space for table and chairs, window to front.

\* Sitting room with sliding double glazed patio doors opening to the rear garden, stairs to first floor with recess under, wall mounted gas fire.

\* Main double bedroom with window to front and archway to an ensuite shower area with fully tiled shower cubicle and recently installed electric shower unit, recessed wash hand basin with cupboards under, extractor.

\* Second single bedroom with window to rear, door to deep built-in airing cupboard.

\* Bathroom fitted with a white suite comprising panelled bath, wash hand basin and WC, window.

\* There are two allocated off road parking spaces immediately to the front of the property.

\* Larger than average rear garden with patio, lawn and gated rear pedestrian access.

## Services

All mains services are connected. The

Potterton wall mounted gas fired boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

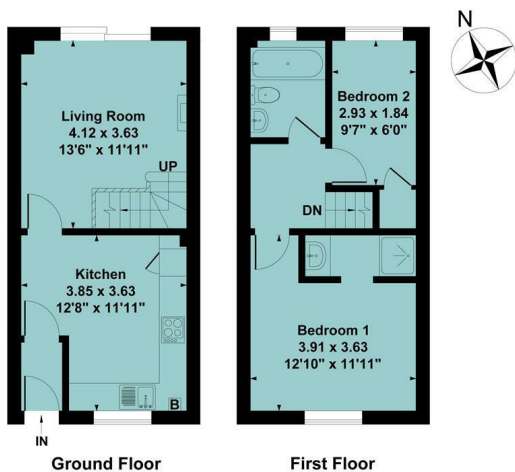
## Energy rating: C

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

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

## Floor Plans



Ground Floor Approx Area = 28.90 sq m / 311 sq ft  
 First Floor Approx Area = 28.90 sq m / 311 sq ft  
 Total Area = 57.80 sq m / 622 sq ft

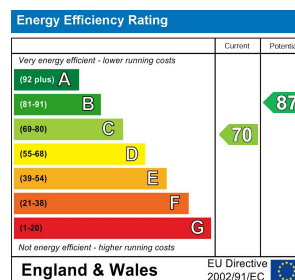
Measurements are approximate, not to scale, illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.