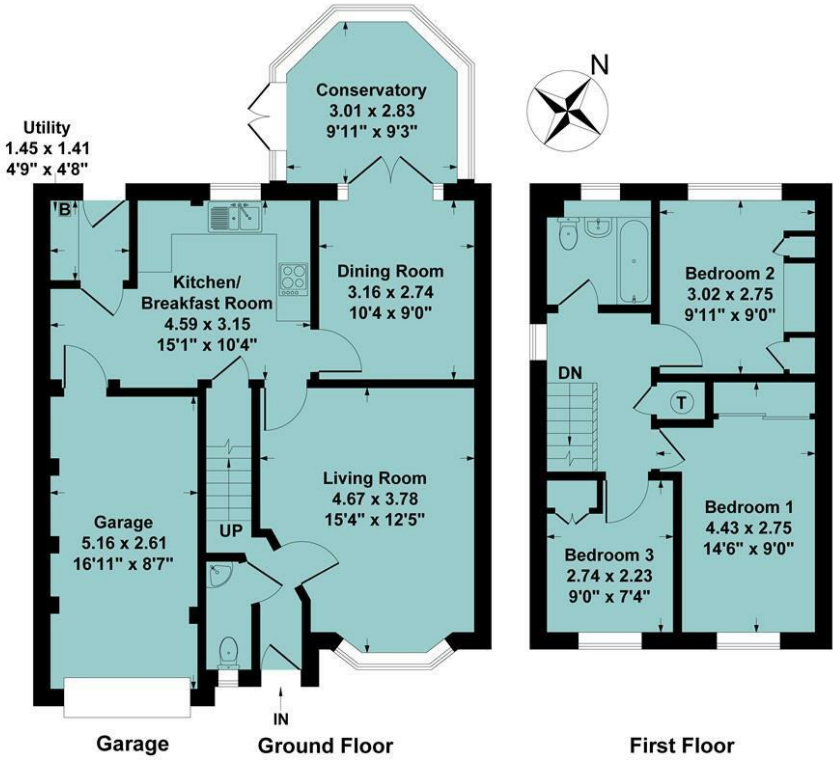


Agents Note

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 Area = 55.50 sq m / 597 sq ft
First Floor Approx Area = 36.04 sq m / 388 sq ft
Garage Approx Area = 13.42 sq m / 144 sq ft
Total Area = 104.96 sq m / 1129 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

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

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.



57 Delapre Drive
Banbury



57 Delapre Drive, Banbury, Oxfordshire,
OX16 3WS

Approximate distances
Banbury town centre 1.2 miles
Banbury railway station 1 mile
Junction 11 (M40 motorway) 0.75 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Leamington Spa 19 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 THREE BEDROOM DETACHED FAMILY HOME
BENEFITTING FROM A VERY WELL MAINTAINED REAR
GARDEN PLUS A GARAGE AND OFF ROAD PARKING
LOCATED CLOSE TO LOCAL SHOPS AND AMENITIES**

**Entrance hall, lounge, dining room,
kitchen/breakfast room, conservatory, downstairs
WC, three bedrooms, family bathroom, garage and
driveway parking, front and rear garden. Energy
rating C.**

£350,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction along Bridge Street into the Middleton Road. Travel toward the outskirts of the town and having passed Tesco Express turn left into the Daventry Road and Delapre Drive will be found as the second turning on the right. Upon entering Delapre Drive take the second left hand turning where signposted to numbers 57 - 179 and number 57 is the first house on the left 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:

- * Entrance hall with door to lounge, cloakroom and stairs to first floor.
- * Cloakroom with wash hand basin, WC and window to front.
- * Lounge with bay window to front, ornamental fireplace surround, door to kitchen/breakfast room.
- * Kitchen/breakfast room fitted with a range of base and eye level units. Integrated oven with a four ring gas hob and extractor over, space for under counter fridge, understairs larder cupboard, space for a breakfast table and chairs, door to dining room, door to utility, window to rear and door to garage.
- * Utility with worktop, space for washing machine and tumble dryer, wall mounted gas fired boiler, door to rear garden.
- * Dining room accessed off the kitchen which has ample space for table and chairs, double doors to conservatory which has space for more furniture and door to garden.
- * First floor landing with doors to all rooms, window to side and hatch to loft.
- * Bedroom one is a double with window to front and built-in wardrobes.

- * Bedroom two is a double with window to rear and built-in overhead storage and wardrobes.
- * Bedroom three is a single with window to front and storage cupboard over the stairs.
- * Bathroom fitted with a modern white suite comprising bath with shower over, WC and vanity wash hand basin, window to rear, part tiled walls, tiled floor.
- * The rear garden is mature, very well maintained and stocked with a range of trees, bushes, plants and shrubs. Lawned area and small patio seating area at the rear.
- * At the front there are a range of bushes and shrubs and off road parking for one car.
- * Gated side access leading to the garden.
- * Garage with up and over door, light, power and storage above. Door from the rear leads to the kitchen.,

Services

All mains services are connected. The boiler is in the utility room.

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.