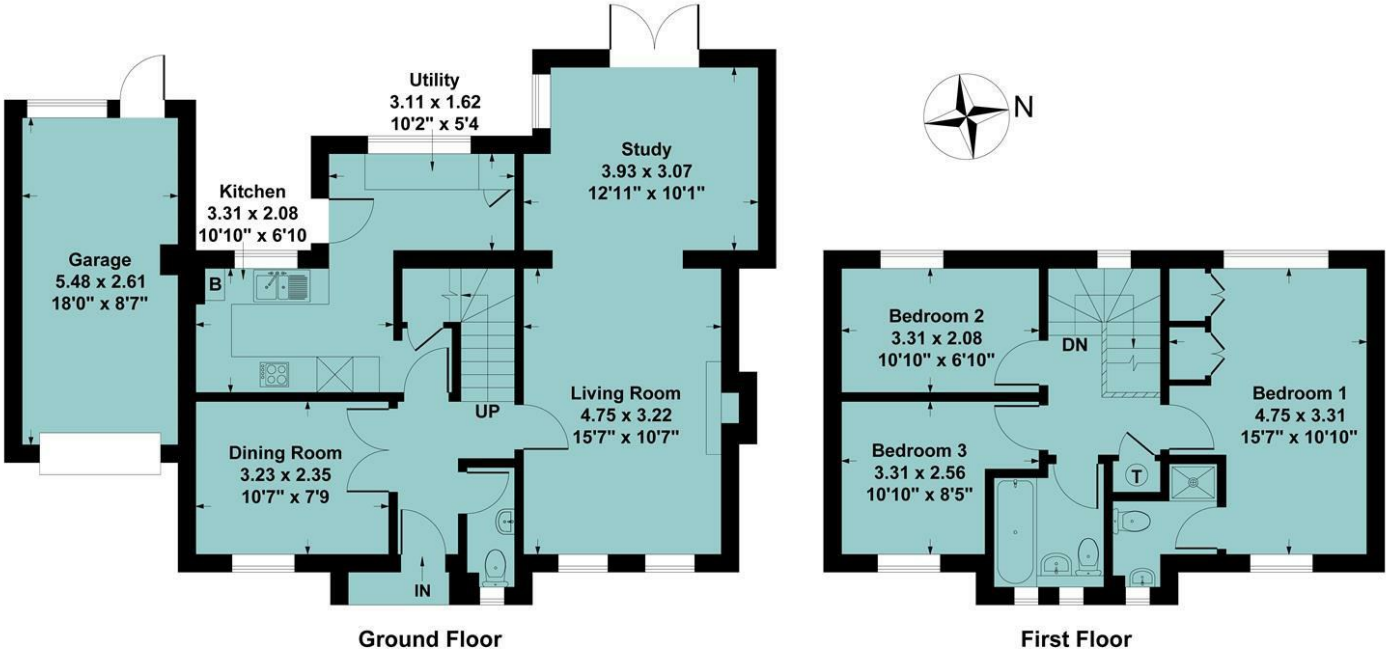


Agents Note

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.

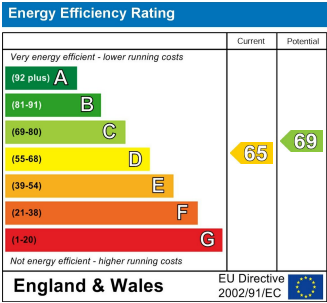
Referral fees

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 = 61.40 sq m / 661 sq ft  
First Floor Approx Area = 43.68 sq m / 470 sq ft  
Garage Approx Area = 14.30 sq m / 154 sq ft  
Total Area = 119.38 sq m / 1285 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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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.



4 Delapre Drive  
Banbury





4 Delapre Drive, Banbury, Oxfordshire,  
OX16 3WP

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

OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS AND EXTENDED THREE BEDROOM DETACHED HOUSE LOCATED IN A QUIET CUL-DE-SAC JUST A SHORT WALK FROM LOCAL AMENITIES AND WITHIN EASY ACCESS TO THE M40

Entrance hall, living room, dining room, kitchen, utility, study, downstairs WC, master bedroom with ensuite, two further bedrooms, family bathroom, front and rear gardens, garage and driveway parking. Energy rating D.

£425,000 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 first right and number 4 is the second house 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:

- \* Entrance hall with doors to the living room, dining room, kitchen and downstairs WC, stairs to first floor.
- \* Living room accessed off the hallway with two windows to front, open fireplace with ornamental stone surround, archway to the study at the rear.
- \* Study with French doors opening out to the rear garden and vaulted ceiling with exposed beams.
- \* Dining room accessed off the hallway with window to front.
- \* Kitchen fitted with a range of base and eye level units. Integrated eye level double oven and four ring electric hob with extractor over, integrated dishwasher, inset sink, tiled splashback, window to rear, opening to the utility where there units to match the kitchen, space for a free standing fridge freezer, space and plumbing for washing machine, window and door to rear garden.
- \* Downstairs WC with WC and wash hand basin, tiled splashback and window to front.
- \* First floor landing with doors to all rooms, airing cupboard housing the hot water tank, hatch to loft and window to rear.
- \* The master bedroom is a double with built-in wardrobes, dual aspect with windows to front and rear, door to ensuite.

- \* Ensuite comprising shower cubicle, WC and wash hand basin, tiled splashback, heated towel rail and window to front.
- \* Bedroom two is a double with window to the front.
- \* Bedroom three is a large single/small double with window to rear.
- \* Family bathroom fitted with a white suite comprising bath, WC and wash hand basin, two windows to the front and part tiled walls.
- \* The rear garden is mostly laid to lawn with a border of trees and shrubs, a small patio immediately outside the back door and a path leads to the back door of the garage and to the gated side access. The rear garden is part walled and part fenced and fully enclosed.
- \* To the front there is a small lawned area, a Conifer tree and a range of bushes and shrubs. Driveway for at least one car and a single garage with up and over door, light, power and personal door to rear.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: D

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.