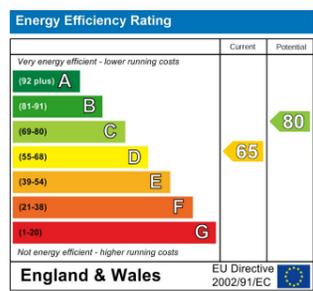


**Agents Note**

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.

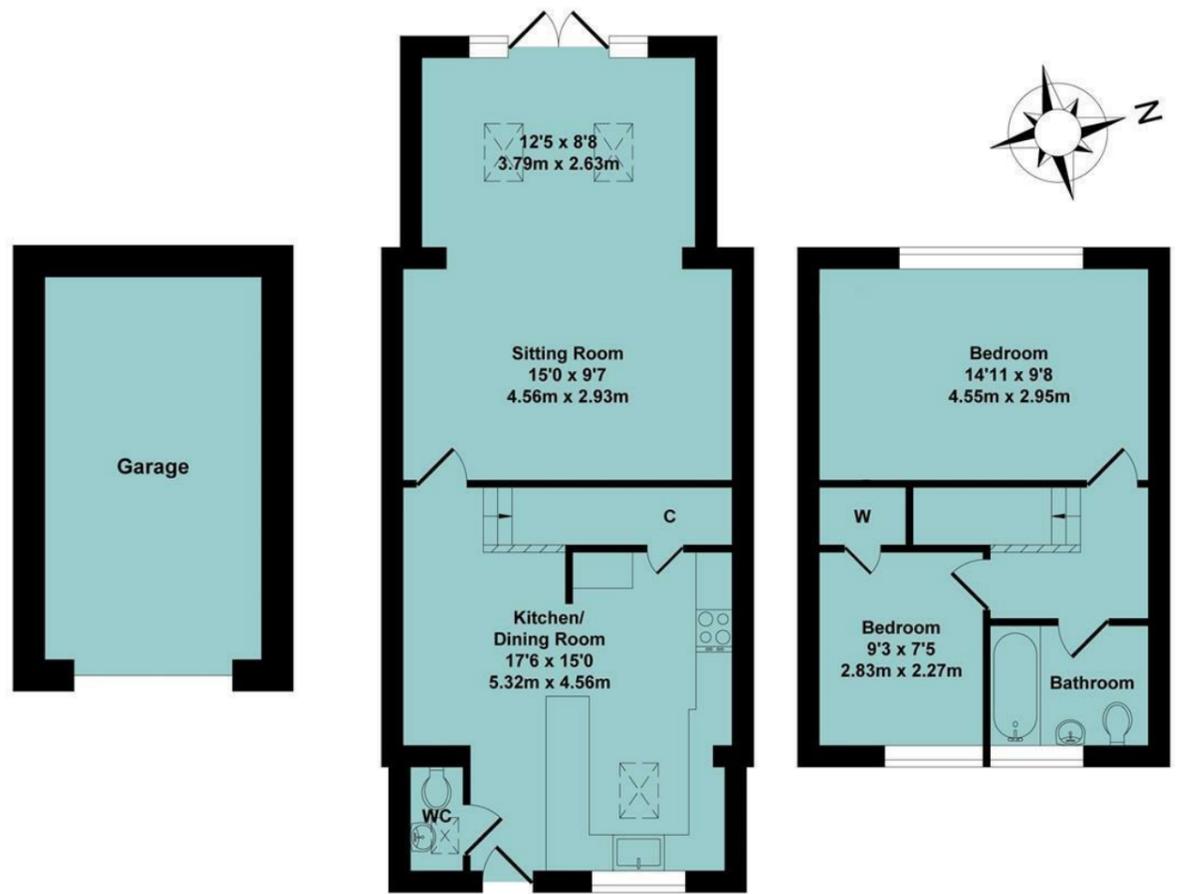
**Referral fees**

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. Floor Area 525 Sq.Ft. (48.80 Sq.M.)

First Floor  
Approx. Floor Area 324 Sq.Ft. (30.10 Sq.M.)



**Total Approx. Floor Area 849 Sq.Ft. (78.90 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



27 Nuffield Drive  
Banbury



# 27 Nuffield Drive, Banbury, Oxfordshire, OX16 1BU

## Approximate distances

Banbury town centre 1.75 miles  
Banbury railway station 2.5 miles  
Junction 11 (M40 motorway) 2 miles  
Stratford upon Avon 19 miles  
Oxford 23 miles  
Leamington Spa 17 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

## A BEAUTIFUL TWO BEDROOM EXTENDED HOME LOCATED CLOSE TO LOCAL SCHOOLS

Beautiful open plan kitchen, cloakroom, large living room opening to garden, large master bedroom, second bedroom, bathroom, gas ch via rads, double glazing, off road parking, garage. Energy rating D.

£285,000 FREEHOLD



## Directions

From Banbury proceed in a Northwesterly direction along the Warwick Road (B4100). Opposite the arcade of shops turn right into Ruscite Avenue and then first left into Sinclair Avenue. Take the next right hand turning into Hillview Crescent and follow the road until Nuffield Drive is found on the right and the property will be found before the T-junction with Daimler Avenue on the left and can be recognised by our "For Sale" board.

## 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:

- \* An exceptional two bedroomed house in a staggered terrace.
- \* Extended living spaces.
- \* Stunning open plan kitchen fitted with a range of grey units complemented by quartz work surface and breakfast bar, integrated dishwasher, integrated fridge and freezer, built-in oven and hob, window to front, velux window for additional light, laminate wood effect floor.
- \* Warm and cosy sitting room with French doors opening to the rear garden and laminate wood effect floor.
- \* Ground floor cloakroom with a white suite and wall mounted gas fired combination boiler.
- \* Large main double bedroom with large window to rear and ample space for wardrobes.
- \* Second bedroom with built-in wardrobe and window to front.

\* Bathroom fitted with a suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, fully tiled walls, heated towel rail.

\* Gas central heating via radiators and double glazing.

\* Single garage in a block (third from the left in a block at the end of the terrace)

\* Additional allocated parking space opposite the garage.

\* Low maintenance rear garden with deck, artificial grass, outside tap, shed and gated pedestrian rear access leading to the garage block.

## Services

All mains services are connected. The wall mounted gas fired combination boiler is located in the ground floor cloakroom.

## Local Authority

Cherwell District Council. Council tax band B.

## 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.