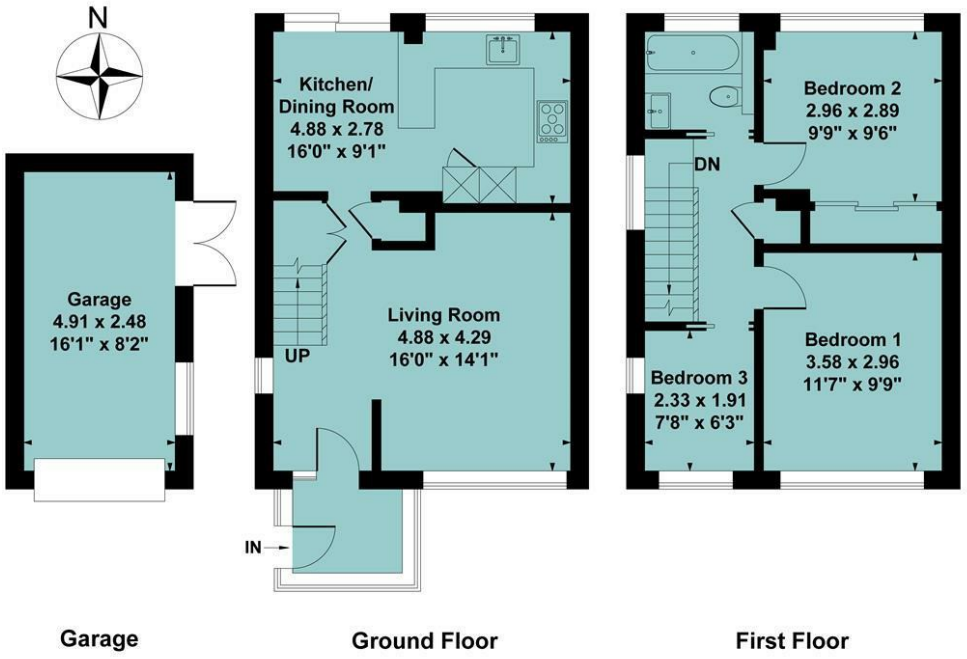
Agents Note

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 = 38.16 sq m / 411 sq ft
First Floor Approx Area = 35.18 sq m / 379 sq ft
Garage Approx Area = 12.17 sq m / 131 sq ft
Total Area = 85.51 sq m / 921 sq ft

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

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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.

42 Morris Drive
Banbury

Anker

42 Morris Drive, Banbury, Oxfordshire, OX16 1DB



Approximate distances
Banbury town centre 1 mile
Banbury train station 1.75 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A THREE BEDROOM SEMI DETACHED HOME WHICH HAS BEEN MODERNISED BY THE CURRENT OWNERS

Entrance porch, living room, kitchen/dining room, three bedrooms, bathroom, rear garden, driveway, garage. Energy rating C.

£340,000 FREEHOLD











Directions

From Banbury proceed along the Warwick Road (B4100). Turn right at the mini roundabout adjacent to the arcade of shops on the left and turn right into Ruscote Avenue. Take the first turning on the left into Sinclair Avenue and next right into Hillview Crescent. Follow the road and turn right into Nuffield Drive, Morris Drive will be found as the second on the left and the property will be found at the top of the hill 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:

* A three bedroom semi detached home which has been updated in recent years by the current owners including a fully renovated kitchen, new bathroom, new windows and Oak staircase.

* Entrance via entrance porch with space for coats and shoes.

* Light and airy living room with window to front, laminate flooring, stairs to first floor, understairs storage cupboard, opening to the kitchen/dining room.

* Modern and fully renovated kitchen/dining room comprising of wall and base mounted units, integrated appliances include hob and extractor, oven, fridge freezer, space and plumbing for washing machine, ample space for table and chairs, doors opening to the rear garden.

* First floor landing with window to side allowing in lots of natural light and access to airing cupboard.

* The master bedroom is a double with space for wardrobes and drawers.

* The second bedroom is also a double with a window overlooking the rear garden and built-in wardrobes.

* Further single bedroom currently used as an office space ideal for home workers.

* Family bathroom comprising bath with shower over, WC, vanity wash hand basin, fully tiled walls and window to rear.

* Low maintenance rear garden with space for table and chairs ideal for entertaining, small lawned area, access to shed and greenhouse. Gated side access to the driveway and a private door into the garage.

* To the front of the property is a driveway with space for 2-3 cars with the rest laid to lawn.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

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 £35 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.