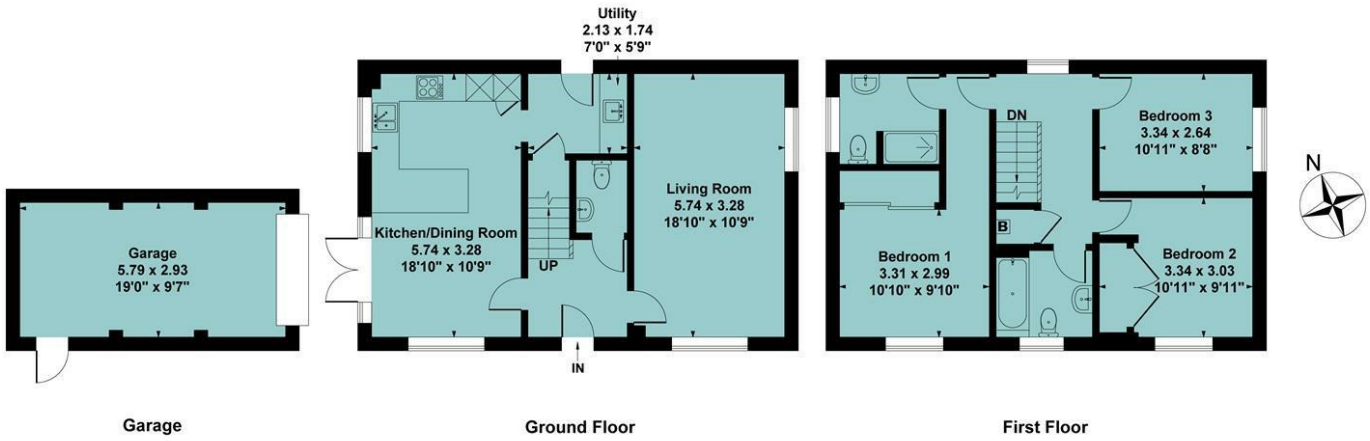
Agents Note

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 = 51.66 sq m / 556 sq ft
First Floor Approx Area = 51.66 sq m / 556 sq ft
Garage Approx Area = 16.96 sq m / 183 sq ft
Total Area = 120.28 sq m / 1295 sq ft

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

www.focuspointhomes.co.uk



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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.

2 Noakes Drive
Banbury

Anker

2 Noakes Drive, Banbury, Oxfordshire, OX16 9ZF



Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 3.3 miles
Chipping Norton 12 miles
Stratford upon Avon 21 miles
Leamington Spa 21 miles

A BEAUTIFULLY PRESENTED DOUBLE FRONTED DETACHED THREE BEDROOM HOUSE OCCUPYING A LARGER THAN AVERAGE PLOT ON A GREAT POSITION ON THIS HIGHLY SOUGHT AFTER DEVELOPMENT BY REDROW HOMES ON THE SOUTHWESTERN OUTSKIRTS OF BANBURY

Hall, WC, living room, kitchen/dining room, utility room, main double bedroom with ensuite shower room, two further bedrooms, family bathroom, private driveway, garage, 45ft west facing landscaped rear garden. Energy rating B.

£425,000 FREEHOLD











Directions

From Banbury town centre proceed in a southwesterly direction toward Bloxham (A361). Toward the outskirts of the town turn right at the roundabout into Tyrrell Road and follow it through the development until Busby Drive will be found as a turning to the right. After a very short distance Noakes Drive will be found on the left and the property will be found as the first on the right 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:

* A detached double fronted brick built house constructed approximately 4 years ago by Redrow Homes on a development that has become one of the most sought after in Banbury. As well as enjoying a reputation for quality of build the large green spaces including recreation areas, play areas and dog walking facilities have added to its appeal.

* Number 2 Noakes Drive occupies a particularly good plot which is larger than average and located in an enviable position toward the edge of the development minimising intrusion from the rear.

* This is an exceptionally well lit house with the main ground floor rooms enjoying double aspects. The living room has large windows to the front and side whilst the kitchen/dining room has a large front window as well as patio doors and another window overlooking the rear garden.

* The layout is ideal for modern living with a beautifully fitted kitchen/dining room with olive grey units incorporating integrated appliances complemented by quartz work surfaces and breakfast bar. There is ample space for a table and chairs as well as direct access to the rear garden via patio doors and a door opens to the adjoining utility room.

* As well as the aforementioned utility room there is a ground floor cloakroom and the main bedroom has a large ensuite shower room. The other bedrooms are both doubles and there is a family bathroom.

* The décor is modern and tasteful throughout.

* Off road parking is plentiful with a driveway providing space for three vehicles beyond which an up and over door opens to the garage which has power and light connected and a personal door providing direct access to the rear garden.

* The rear garden has been landscaped since the vendors took ownership to improve the layout with patio and entertaining areas either end of a large lawn in which long summer evenings can be enjoyed with a west facing aspect.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band D.

Estate charge

There is an annual estate charge of £178 payable to Trinity.

Viewing

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

Energy rating: B

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.