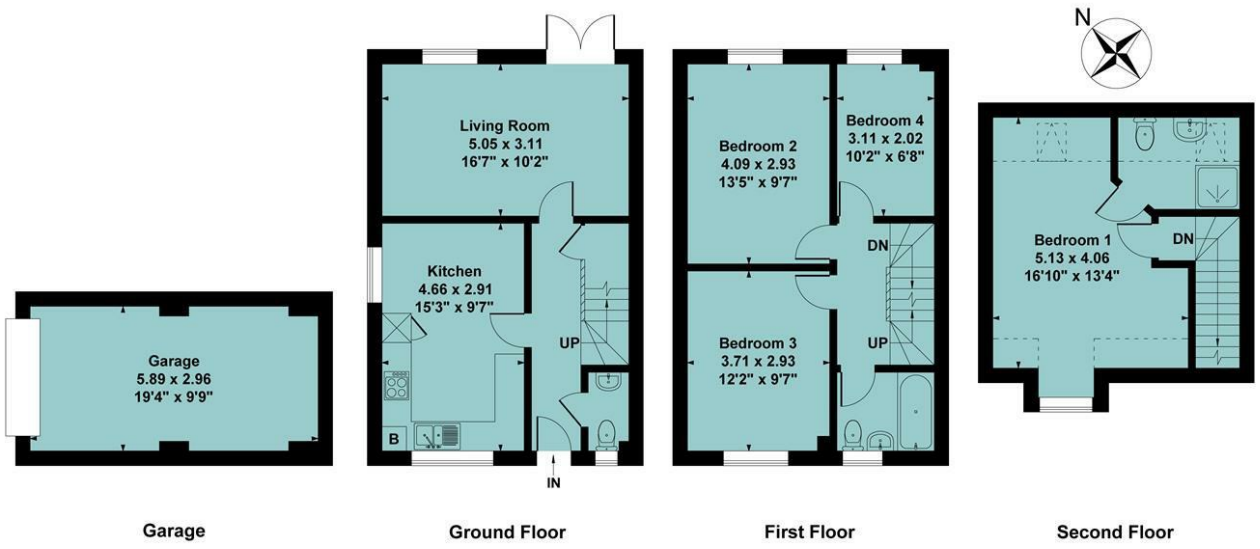
Agents Note

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

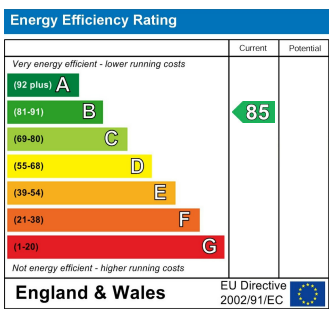
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 39.99 sq m / 431 sq ft
First Floor Approx Area = 39.99 sq m / 431 sq ft
Second Floor Approx Area = 26.59 sq m / 286 sq ft
Garage Approx Area = 17.43 sq m / 188 sq ft
Total Area = 124.00 sq m / 1336 sq ft

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

www.focuspointhomes.co.uk



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.



8 De La Warr Drive
Banbury

Anker

8 De La Warr Drive, Banbury, Oxfordshire, OX16 1BF



Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles

A FOUR BEDROOM SEMI DETACHED HOME WITH ENSUITE, GARAGE AND DRIVEWAY, OVERLOOKING A PARK AND GREEN SPACE AND OFFERED WITH NO ONWARD CHAIN

Entrance hall, kitchen, living room, WC, four bedrooms, ensuite to master, family bathroom, driveway, garage, rear garden. Energy rating B.

£350,000 FREEHOLD











Directions

From Banbury town centre proceed in a north westerly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road and at the next roundabout take the second turning and then take the second turning again on the right hand side into Nickling Road. Follow this road and then take the second turning on the left into De La Warr Drive. Follow this road as it bends around to the left and at the end of the road number 8 will be found.

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 four bedroom semi detached home with accommodation arranged over three floors.

* Master bedroom with en-suite.

* Offered with no onward chain.

* Overlooking a park and green area.

* Entrance hall with stairs to first floor and access to understairs storage cupboard.

* Kitchen fitted with a range of base and eye level units incorporating an integrated oven, gas hob, washing machine, dishwasher and fridge freezer, ample space for table and chairs, two windows.

* Light and airy living room with window and doors opening to the rear garden.

* First floor landing with stairs to the second floor.

* Two double bedrooms, one overlooking the park to the front, the other overlooks the rear garden.

* Further single bedroom with window overlooking the rear garden.

* Family bathroom comprising WC, wash hand basin, bath, window and extractor fan.

* Second floor master suite with a window to the front overlooking the park, further skylight, space for wardrobes and drawers, access to the ensuite comprising walk-in shower cubicle, WC, wash hand basin, heated towel rail and skylight.

* The rear garden has a patio area ideal for table and chairs, a small lawned area and gated access to the driveway.

* Driveway parking with access to the garage which has an up and over door.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

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.

Estate Management Charge

Service charge £195.04 per annum.