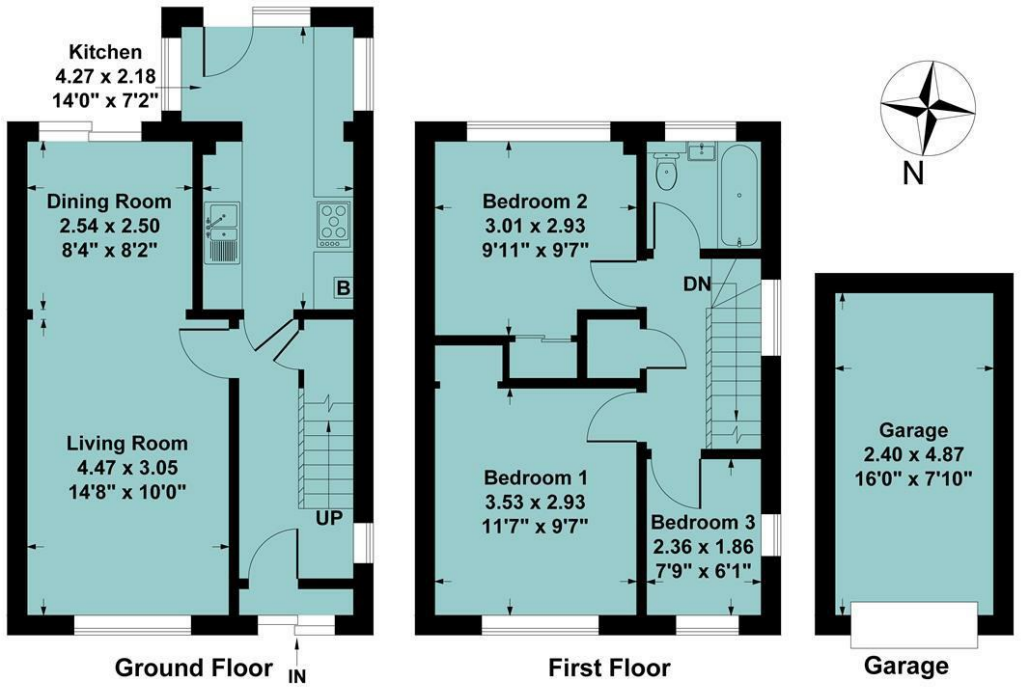
Agents Note

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

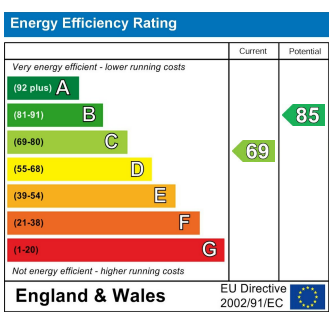
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 39.79 sq m / 428 sq ft
First Floor Approx Area = 35.52 sq m / 382 sq ft
Outbuilding Approx Area = 11.66 sq m / 126 sq ft
Total Area = 86.97 sq m / 936 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.



13 Riley Drive
Banbury

Anker

13 Riley Drive, Banbury, Oxfordshire, OX16 1BY



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

THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE HAS RECENTLY BEEN IMPROVED BY THE CURRENT OWNERS AND BENEFITS FROM A MODERN KITCHEN, A RECENTLY REFITTED BATHROOM PLUS A GARAGE AND OFF ROAD PARKING.

Entrance porch, entrance hall, living room/dining room, kitchen, three bedrooms, family bathroom, front and rear gardens, garage and driveway parking. Energy rating C.

£290,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction along the Warwick Road (B4100). Opposite the arcade of shops turn right into Ruscote Avenue and then the first left into Sinclair Avenue. Take the next right hand turning into Hillview Crescent. Follow this road and then take the first turning on the right into Nuffield Drive. Follow this road and take the third turning on the left hand side into Riley Drive. The property will be found after a short distance on the left hand side. A "For Sale" board has been

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 porch with door to entrance hall.

* Entrance hall with window to side, doors to the living room/dining room and kitchen, understairs storage, tiled flooring, stairs to first floor.

* Dual aspect living room/dining room with large window to front and patio doors to the rear, ample space for dining furniture at the back of the room, serving hatch to kitchen and laminate flooring.

* Kitchen fitted with a range of base and eye level units (re-fitted late 2021) with worktop over, inset sink, space and plumbing for a washing machine, space for range cooker, extractor, space for fridge freezer, windows and door to rear garden, tiled flooring, serving hatch to the dining room.

* First floor landing with doors to all rooms, airing cupboard housing the hot water tank, hatch to loft.

* Bedroom one is a double with window to front and built-in wardrobes.

* Bedroom two is a double with window to rear.

* Bedroom three is a single with windows to front and side.

* Bathroom refitted by the current owners and comprises bath with shower over, WC and vanity wash hand basin, tiled walls, window to rear, heated towel rail.

* The rear garden comprises a patio area, a small lawned area and gated side access.

* Garage with up and over door.

* To the front there is a small lawned area with a border of plants, off road parking for at least one car, a shared driveway leads to the garage and gated access to the garden.

Services

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

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 £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.