

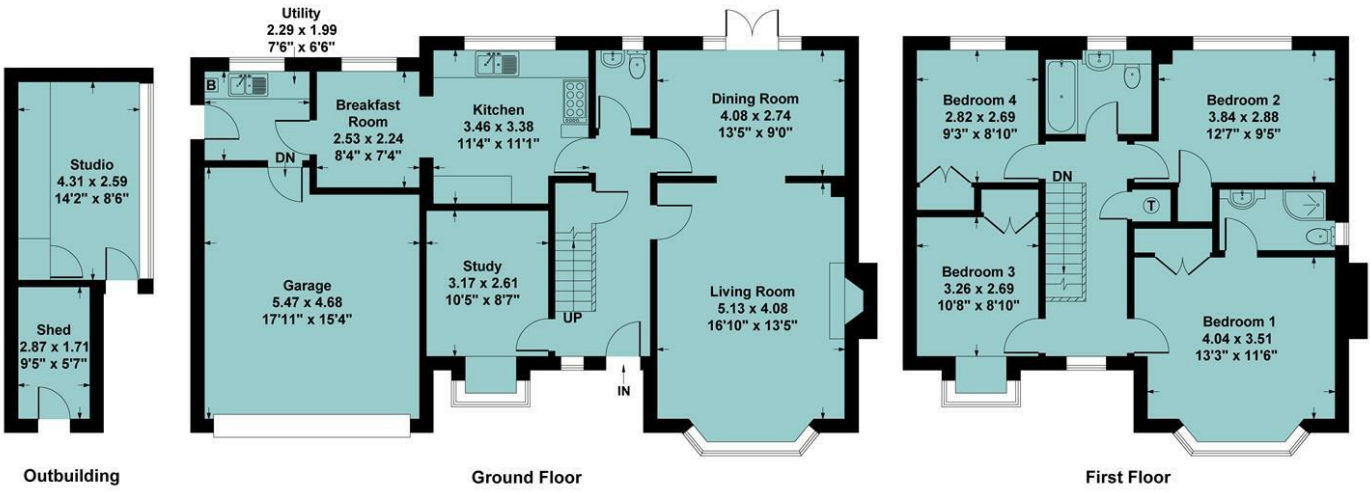
Agents Note

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Approx Area = 79.33 sq m / 854 sq ft
First Floor Approx Area = 68.19 sq m / 734 sq ft
Garage Approx Area = 24.18 sq m / 260 sq ft
Outbuilding Approx Area = 16.09 sq m / 173 sq ft
Total Area = 187.79 sq m / 2021 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.



67 Waller Drive
Banbury



67 Waller Drive, Banbury, Oxfordshire,
OX16 9NS

Approximate distances
Banbury town centre 1 mile
Banbury railway station 1.75 miles
Junction 11 (M40 motorway) 3 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx 65 minutes
Banbury to Birmingham by rail approx 50 minutes
Banbury to Oxford by rail approx 17 minutes

A VERY WELL PRESENTED EDWARDIAN STYLE FOUR
BEDROOM HOUSE WITH SPACIOUS ACCOMMODATION
AND BEAUTIFUL LANDSCAPED PRIVATE REAR GARDEN
IN THIS HIGHLY REGARDED AREA

Porch, hall, cloakroom, sitting room, dining room,
study, kitchen/breakfast room, utility room, main
bedroom with ensuite shower room, three further
bedrooms, family bathroom, uPVC double glazing,
gas central heating via radiators, double garage,
generous driveway parking, gardens to front and
rear, no upward chain. Energy rating C.

£590,000 FREEHOLD



Directions

From Banbury town centre proceed toward Chipping Norton along the Bloxham Road (A361). Toward the outskirts of the town turn right into Waller Drive and follow the road as it bears around to the left and meanders through the development. Follow the numbering system and the property will be found in a cul-de-sac 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.

WALLER DRIVE is a highly sought after no through road on the southwestern outskirts of the town adjoining the Saltway bridal path and countryside beyond. Constructed in the mid 1990's by Bryant Homes, it consists exclusively of detached properties. There are pleasant rural walks directly from the development and there is a bus stop a very short walk away.

- * A very well presented and spacious practical family home with accommodation which is also suitable for home workers.
- * Tucked away in a no through road forming part of this highly sought after area.
- * The Edwardian design of the building is complimented internally and externally with a number of features.
- * Hall with storage and ground floor cloakroom.

- * Large sitting room with a big bay window to the front, period style fireplace with fitted gas living flame coal effect fire, open access to the dining room which in turn has French doors opening to the Edwardian style veranda and rear garden.
- * Study with bay window to front.
- * Kitchen/breakfast room with an excellent range of cream cabinets complimented by granite work surfaces with space for a range cooker and extractor over, space for American style fridge/freezer, integrated dishwasher and microwave, semi open plan to the breakfast area which has space for table and chairs and both areas have windows overlooking the garden and a door from the breakfast room opens to the utility room which has further base and eye level units, sink, plumbing for washing machine, space tumble dryer, door to the side and a wall mounted Vaillant gas fired boiler. A personal door opens to the garage.

- * Landing with window to front, hatch with fitted ladder to an insulated and boarded loft space with light connected.
- * The spacious main double bedroom has a large bay window to the front and double built-in wardrobe. A door opens to the ensuite shower room where there is a white suite comprising a fully tiled shower cubicle, semi recessed wash hand basin, WC, heated towel rail, window and ceramic tiled floor.
- * Three further bedrooms all of which can be considered doubles and all have built-in wardrobes.
- * Family bathroom fitted with a white period style suite.
- * No upward chain.

- * To the front there is a lawned garden, alongside a driveway providing off road parking space for three vehicles beyond which there is a double garage with electric roller door, EV point, power and light connected and hatch to a boarded loft space with ladder fitted and light connected.
- * To the side a path leads via a gate to the delightful rear garden which as mentioned above has been landscaped and is surprisingly private. Full width paved patio part of which is covered with an Edwardian stye metal veranda with glass roof. There are further seating area strategically placed to enjoy sun or shade as desired. There is a lawned area with borders and two very useful outbuildings including a shed with light and power connected and fitted shelving as well as two windows. The larger of the two outbuildings is a garden studio again with power and light connected, three windows, laminate wood effect floor, wall to wall fitted storage units and alarm. This would lend itself for use as a garden office, hobbies/games room or gym as required. There is a green screen of hedgerow and trees beyond which lies the land leading up to Crouch Hill.

Services

All mains services are connected. The wall mounted Vaillant gas fired combination boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band F.

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.