



142 Sussex Drive
Banbury



142 Sussex Drive Banbury, Oxfordshire, OX16 1UL

Approximate distances

Banbury town centre 2 miles

Banbury train station 2 miles

M40 (junction 11) 2 miles

Oxford 25 miles

Banbury to London Marylebone by rail 55 mins

Banbury to Oxford by rail 19 mins

Banbury to Birmingham by rail 50 mins

A ONE BEDROOMED HOUSE OVERLOOKING A GREEN WITH A SOUTH FACING GARDEN WHICH WOULD IDEALLY SUIT FIRST TIME BUYERS OR INVESTORS.

Entrance porch, storage cupboard, sitting/dining room, kitchen, bedroom, bathroom, allocated parking, South facing garden, gas central heating, no onward chain.

£165,000 FREEHOLD





Directions

From Banbury Cross proceed northwards via Horsefair. Turn left at the crossroads traffic lights into the Warwick Road. Continue for approximately 1 mile and pass The Barley Mow public house turning right at the next roundabout into Highlands. Take the second turning on the right into Sussex Drive and continue along this road passing Alfriston Place in which on the left you will see the walkway through to number 142. After 50 yards you will find the properties 140-142 on a fence post where a "For Sale" board has been erected for ease of identification.

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.

The Property

142 SUSSEX DRIVE is a one bedroomed house which is only accessible via a pedestrian walk through meaning no through traffic. The property is entirely South facing and has a lot of natural light and a well maintained garden. The property benefits from a recently installed Worcester Bosch boiler and double glazing on the ground floor.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

* Entrance is via a pathway which leads to a uPVC front door leading into the front porch

area.

* Another door leads into the lobby/open plan sitting/dining area.

* Kitchen comprising a range of base and eye level units, working surfaces with cupboards and drawers, space for a cooker, space for fridge freezer, space for washing machine, stainless steel sink unit with mixer tap over, tiled splashback areas, tiled effect laminate flooring and window overlooking the garden.

* The sitting room is a good size and has space for a dining table, TV point, wood effect laminate flooring, stairs rising to first floor.

* Two large storage cupboards one being the airing cupboard which has space for a tumble dryer and has the wall mounted Bosch boiler.

* Bathroom having wood effect laminate flooring, chrome heated towel rail, low level WC, wash hand basin, bath with shower over, tiled splashback areas.

* Open plan bedroom with built-in wardrobe, double glazed window overlooking the garden.

* Beautiful south facing garden which is private and not overlooked. Lawn, flower beds, mature shrubs, pathway to house, bin store.

* One allocated car parking space.

Services

All mains services are connected. The boiler is located in a storage cupboard at the top of the stairs.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Agent's note

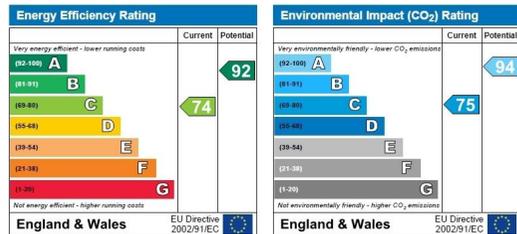
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

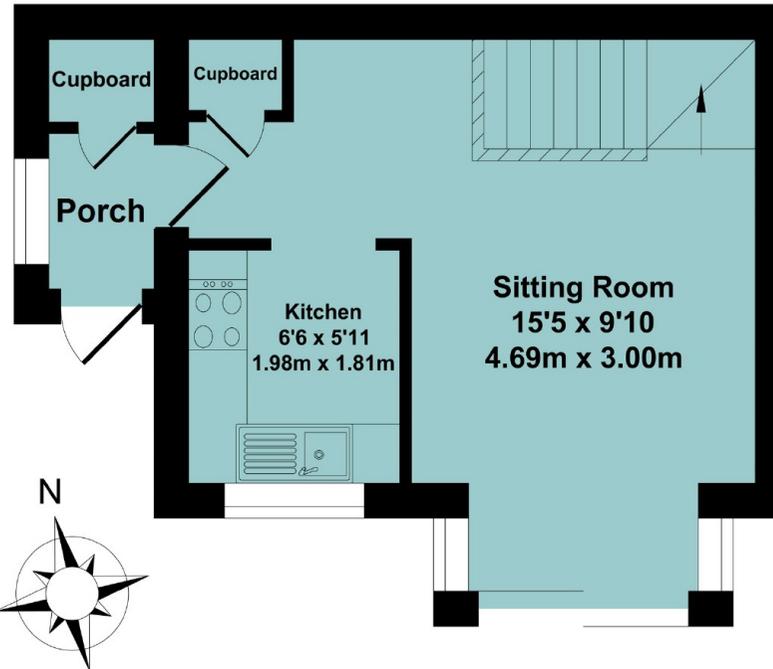
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

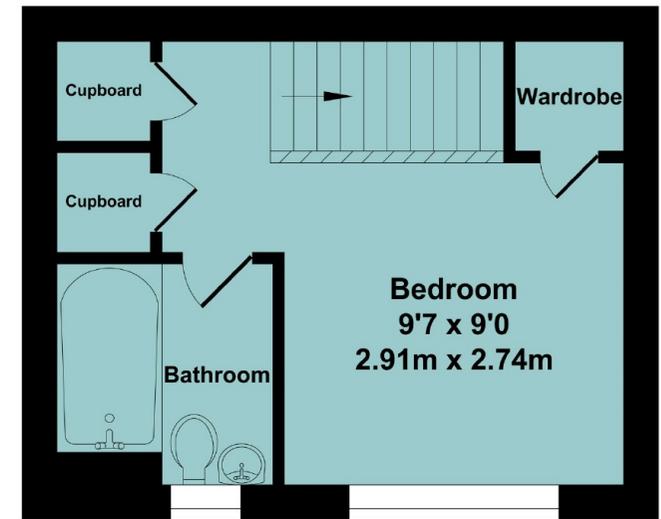
A copy of the full Energy Performance Certificate is available on request.



Ground Floor
Approx. Floor
Area 244 Sq.Ft.
(22.67 Sq.M.)



First Floor
Approx. Floor
Area 197 Sq.Ft.
(18.32 Sq.M.)



Total Approx. Floor Area 441 Sq.Ft. (40.99 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.