



33 Riley Drive
Banbury



33 Riley Drive Banbury, Oxfordshire, OX16 1BZ

Approximate distances

Banbury town centre 1.25 miles

Junction 11 (M40 motorway) 1.5 miles

Leamington Spa 18 miles

Stratford upon Avon 19 miles

Oxford 24 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

A THREE BEDROOMED SEMI DETACHED HOUSE IN A SOUGHT AFTER LOCATION WITH GARAGE AND OFF ROAD PARKING OFFERED WITH NO ONWARD CHAIN.

Entrance hall, kitchen, sitting room, dining room, garden room, three bedrooms, bathroom, front and rear gardens, garage, off road parking, no onward chain. Energy rating D.

£240,000 FREEHOLD





Directions

From Banbury town centre proceed along the Warwick Road (B4100). Turn right opposite the arcade of shops into Ruscote Avenue and take the first turning left into Sinclair Avenue. Travel to the top of the road and at the T-junction turn left into Austin Drive. At the next T-junction turn Right into Riley Drive. The property will be found after approximately 150 yards on the left 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.

The Property

33 RILEY DRIVE is a three bedroomed semi detached house located in a popular Banbury neighbourhood. The house is in a good condition but we feel some prospective purchasers may wish to carry out some updating. There is a good sized sitting/dining room ideal for entertaining and a pleasant rear garden. There is off road parking on the driveway as well as a single garage. The property is offered with no onward chain.

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 three bedroomed semi detached house in a popular location.

- * No onward chain.

- * We believe there is the possibility to extend the property subject to obtaining the relevant permissions.

- * Entrance hall with window to side, understairs storage cupboard, uPVC door, wall mounted digital thermostat, access to old heating cupboard.

- * Kitchen fitted with a range of base and eye level storage units with working surfaces over and drawers beneath, stainless steel sink unit with mixer tap over, plumbing for washing machine, wall mounted gas fired boiler.

- * Dining room which has French doors onto the rear aspect, window to side and rear, opening to the sitting room.

Inserted paragraph

- * Good sized sitting room with large double glazed window to front.

- * First floor landing with hatch to loft, window to side, airing cupboard housing the hot water tank, doors to all first floor accommodation.

- * Bedrooms one and two are doubles, bedroom three is a single.

- * Bathroom fitted with a suite comprising corner shower cubicle, WC and wash hand basin, tiled splashback areas, vinyl flooring, chrome heated towel rail.

- * The rear garden is low maintenance. Shed. Access to the garage which has an up and over door.

- * To the front there is off road parking for two cars.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Agent's note

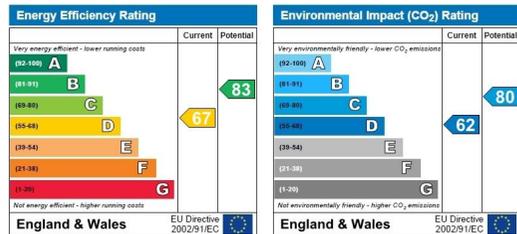
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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

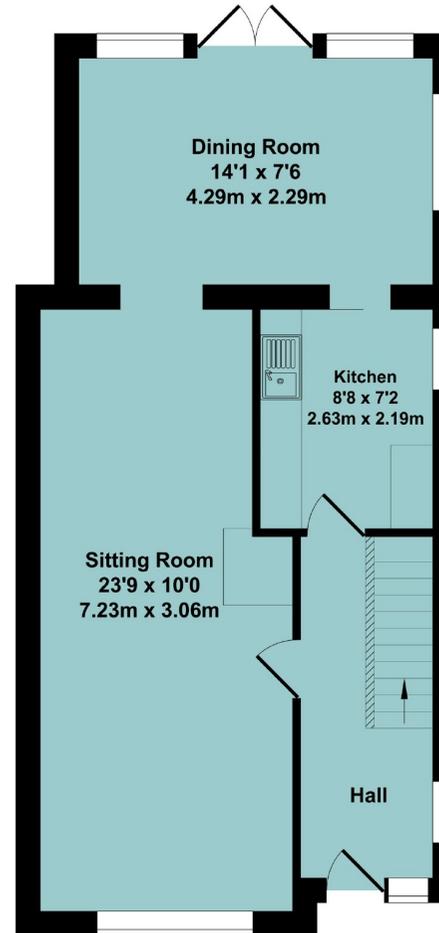
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when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

EPC

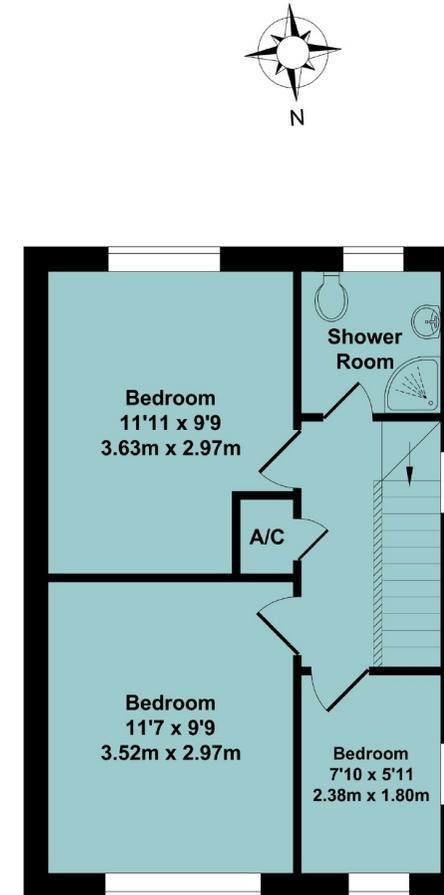
A copy of the full Energy Performance Certificate is available on request.



Ground Floor
Approx. Floor Area
502 Sq.Ft.
(46.61 Sq.M.)



First Floor
Approx. Floor Area
370 Sq.Ft.
(34.41 Sq.M.)



Total Approx. Floor Area 872 Sq.Ft. (81.02 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.