



64 Riley Drive
Banbury



64 Riley Drive Banbury, Oxfordshire, OX16 1DS

Approximate distances

Banbury town centre 1.75 miles

Banbury railway station 2.5 miles

Junction 11 (M40 motorway) 2.5 miles

Stratford upon Avon 18 miles

Leamington Spa 17 miles

Oxford 23 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

A WELL PRESENTED MID TERRACED TWO BEDROOM HOUSE LOCATED IN A PLEASANT POSITION OVERLOOKING A SMALL GREEN IN A NO THROUGH ROAD.

Porch, hall, sitting room, kitchen/dining room, two bedrooms, bathroom, gas ch via rads, uPVC double glazing, rear garden, garage in a block, no upward chain. Energy rating D.

£225,000 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 left into Riley Drive and continue around the right hand bend. Turn right into a small enclave of houses and the property will be found on the left hand side 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.

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 brick built mid terraced house believed to have been constructed circa 1982.

- * Well presented house located in a pleasant enclave in a no through road overlooking a small green.

- * No upward chain.

- * Porch with a useful storage cupboard.

- * Hall with door to the living room which has a window to front overlooking the green and understairs cupboard.

- * Open plan kitchen/dining room with a range of modern cream units, electric cooker point,

plumbing for washing machine, sink, space for fridge/freezer, work surfaces, window to rear overlooking the garden, space for table and chairs, door to garden.

- * Large main double bedroom with fitted wardrobes and two windows to the front overlooking the green, built-in cupboard housing the wall mounted gas fired boiler, hatch to loft.

- * Second bedroom with window to rear.

- * Bathroom fitted with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, window, ceramic tiled floor.

- * A gate at the front opens to a small area with path to the porch. A strip of land forming part of the green directly in front of the house is owned by the property and we can provide a plan which shows this. Cherwell District Council have previously offered to take ownership of the land as we understand that they own the rest of the green.

- * The low maintenance garden to the rear is paved and has a gate opening to a rear pedestrian access which leads to a single garage which is the middle of three in a block to the right of the property. It has an up and over door and light connected,

Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard in the main bedroom.

Local Authority

Cherwell District Council. Council tax band B.

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.

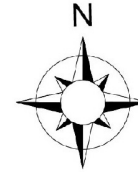
EPC

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

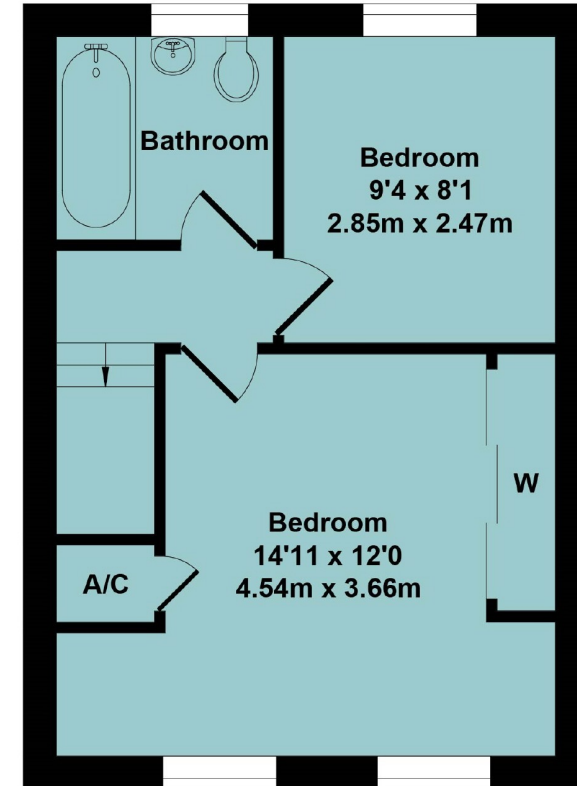
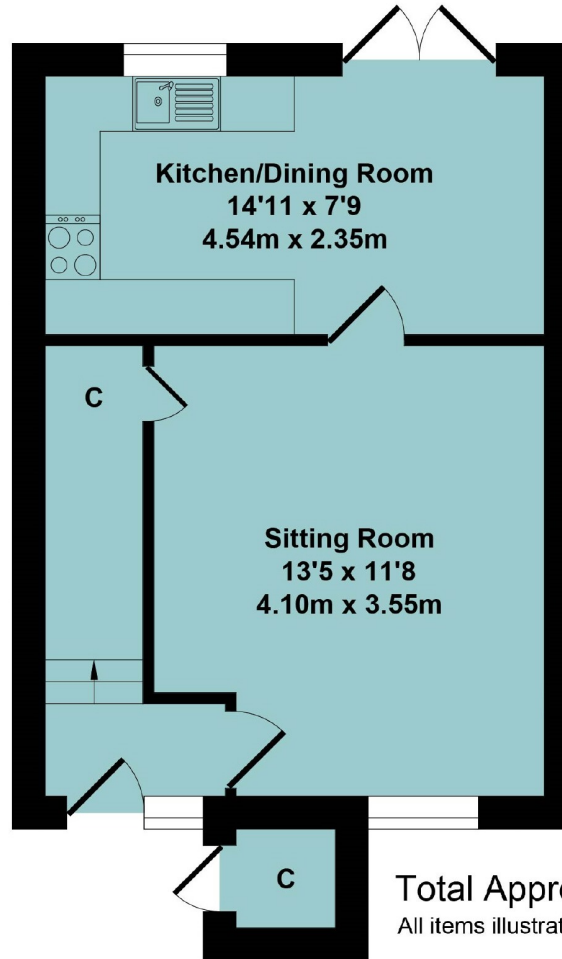
Referral fees

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 to us doing so.

Ground Floor
 Approx. Floor Area 332 Sq.Ft.
 (30.80 Sq.M.)



First Floor
 Approx. Floor Area 320 Sq.Ft.
 (29.70 Sq.M.)



Total Approx. Floor Area 652 Sq.Ft. (60.50 Sq.M.)

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	89		1

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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.