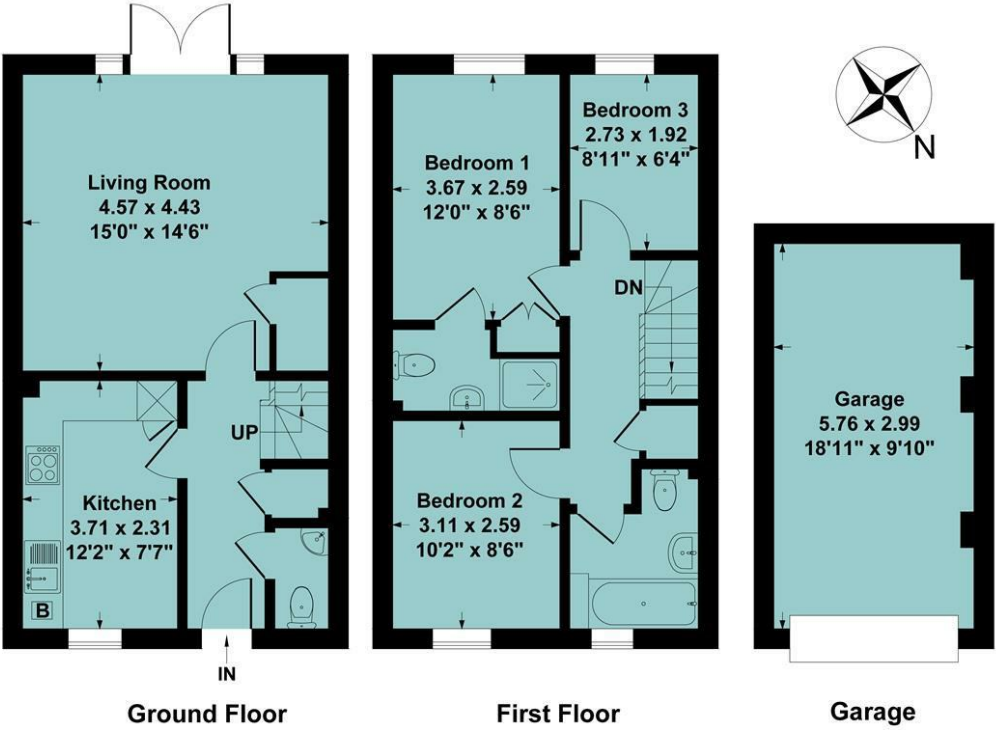


Agents Note

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.

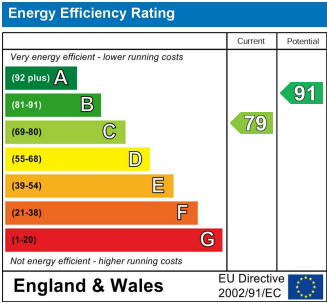
Referral fees

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 = 37.88 sq m / 408 sq ft
First Floor Approx Area = 37.88 sq m / 408 sq ft
Garage Approx Area = 17.22 sq m / 185 sq ft
Total Area = 92.98 sq m / 1001 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



25 Wren Crescent
Bodicote



25 Wren Crescent, Bodicote, Oxfordshire,
OX15 4FZ

Approximate distances
Banbury town centre 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1 mile (rear pedestrian access)
Oxford 19 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A THREE BEDROOM SEMI DETACHED HOUSE WELL POSITIONED ON LONGFORD PARK OVERLOOKING THE COMMUNITY CENTRE GARDEN AND WITHIN WALKING DISTANCE OF PRIMARY SCHOOL, LANDSCAPED PARKLAND AND THE RAILWAY STATION BEYOND

Hall, cloakroom, open plan living room, kitchen/breakfast room, main bedroom with ensuite shower room, two further bedrooms, family bathroom, southwest facing garden, off road parking, garage. Energy rating C.

£320,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction via South Bar into The Oxford Road (A4260) and continue for approximately 1.5 miles. At the traffic lights before Bannatynes Health Club turn left into Longford Park Road. Continue for approximately 400 meters and take the second turning marked Wren Crescent on the right immediately before the Community Centre and the property will be found after a short distance on the right and can be recognised by our For Sale board.

Situation

BODICOTE is a popular and thriving village lying approximately a mile and a half south of Banbury. It has a community feel with such groups as both Banbury and Bodicote Cricket Clubs and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

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 bedroom semi detached house constructed approximately 11 years ago.

* Located in a relatively small road which is well positioned within Longford Park which overlooks the community garden centre to the front and is close to the large landscaped parkland through which there are paths leading to countryside and the canal beyond. Longford Park primary school is within easy walking distance and Banbury railway station is also within walking distance. There are other nearby primary schools on Cherwell Heights and in Bodicote.

* Hall with ceramic tiled floor and storage.

* Ground floor WC with a white suite.

* Open plan living space with French doors and glazed side panels opening to the rear garden, door to deep built-in storage cupboard.

* Kitchen/breakfast room with a range of cream units incorporating a built-in oven, gas hob and

extractor, integrated fridge/freezer. washing machine and dishwasher, wood effect work surfaces, window to front and wall mounted gas fired boiler in a wall unit.

* Main double bedroom with window to rear, built-in wardrobe and door to ensuite bathroom with a white suite.

* Two further bedrooms and family bathroom with a white suite including a shower over the bath and a window.

* Externally there is an off road parking space on the driveway which is a few yards from the property beyond which an up and over door opens to the spacious single garage.

* A path at the side of the property leads via a gate to the rear garden which is well proportioned and enjoys a south-westerly aspect.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

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.