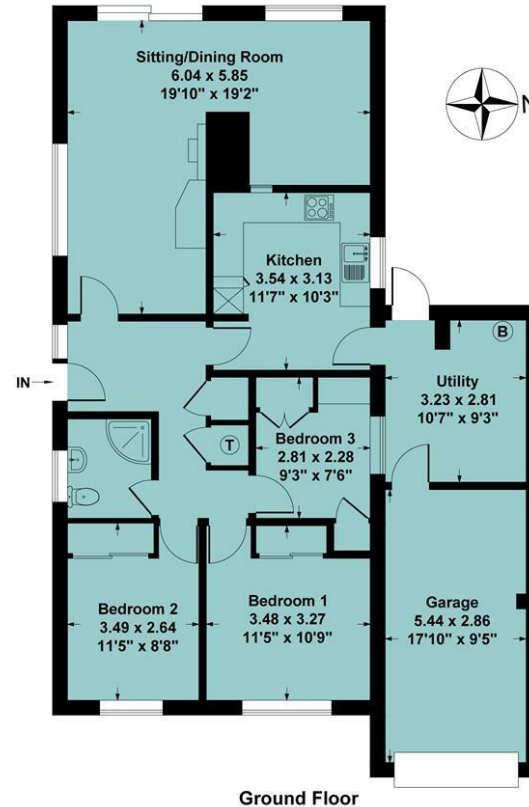


Agents Note

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
Ground Floor Approx Area = 91.94 sq m / 990 sq ft
Garage Approx Area = 15.29 sq m / 165 sq ft
Total Area = 107.23 sq m / 1155 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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			
		69	84
England & Wales		EU Directive 2002/91/EC	

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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.



7 Deene Close
 Adderbury



7 Deene Close, Adderbury, Oxfordshire, OX17 3LD

Approximate distances

Banbury 2.5 miles

Banbury railway station 4 miles

Junction 11 (M40 motorway) 5 miles

Bicester 16 miles

Oxford 18 miles

Banbury to London Marylebone by rail approx. 55 minutes

Banbury to Birmingham by rail approx. 50 minutes

Banbury to Oxford by rail approx. 17 minutes

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL MAINTAINED THREE BEDROOM DETACHED BUNGALOW LOCATED IN A POPULAR VILLAGE JUST A SHORT WALK FROM SHOPS AND AMENITIES

Entrance hall, kitchen/breakfast room, lounge/diner, three bedrooms, shower room, utility/lean-to, garage, front and rear gardens, driveway. Energy rating C.

£375,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Having left Bodicote continue along the Oxford Road into Twyford (Adderbury). At the traffic lights turn left toward Bicester and Aynho (B4100). After the primary school turn left into Deene Close and after a short distance the property will be found on the left and can be recognised by our "For Sale" board.

Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a cafe, hairdressers, general store/Post Office and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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:

* Entrance hall with doors to all rooms, two large storage cupboards one of which is the airing cupboard housing the hot water tank.

* L-shaped lounge/diner accessed off the entrance hall with an ornamental gas fireplace with stone surround (disconnected from the mains gas) and built-in TV stand, patio doors to rear garden, dining area with ample space for table and chairs, window to rear.

* Kitchen fitted with a range of white gloss base and eye level units with worktop over, integrated dishwasher, under counter fridge, under counter freezer, built-in microwave, integrated oven and four ring electric hob with extractor over, built-in sink, window to side, small space for table and chairs, door to utility/lean-to.

* Utility/lean-to with tiled flooring, space and plumbing for washing machine, space for tumble dryer, ample space for further storage, door to garden and door to garage.

* Garage fitted with electric roller door with light and power, small workbench at the rear.

* Bedroom one is a double with window to front and built-in double wardrobe.

* Bedroom two is also a double with window to front and a built-in double wardrobe.

* Bedroom three is a single with window to side and a built-in wardrobe.

* Shower room fitted with a white suite comprising corner shower cubicle, WC and wash hand basin, window to side.

* The rear garden has been very well maintained and comprises a patio area, path to the rear door, large lawned area with a border of a range of shrubs and bushes. Gated access to the side, garden shed, outside tap.

* To the front there is a low maintenance gravelled area as well as a driveway in front of the garage for one car. There is potential to create more off road parking if desired.

Services

All mains services are connected. The boiler is located in the utility/lean-to.

Local Authority

Cherwell 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.