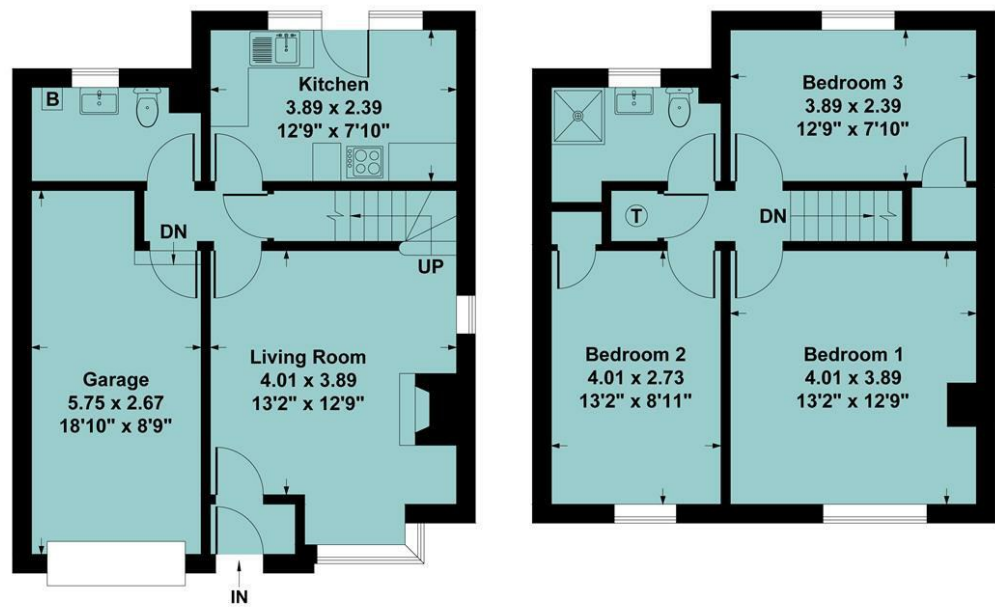


Agents Note

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

First Floor

Ground Floor Approx Area = 36.55 sq m / 393 sq ft
 First Floor Approx Area = 47.82 sq m / 515 sq ft
 Garage Approx Area = 14.41 sq m / 155 sq ft
 Total Area = 98.78 sq m / 1063 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



6 Manor Close
 Middleton Cheney



6 Manor Close, Middleton Cheney, Oxfordshire, OX17 2TA

Approximate distances
Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

A SEMI DETACHED THREE DOUBLE BEDROOM HOME LOCATED IN THE POPULAR VILLAGE OF MIDDLETON CHENEY

Small entrance porch, living room, kitchen, downstairs WC, three bedrooms, family bathroom, garage, rear and side gardens, no onward chain. Energy rating C.

£285,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit on the roundabout toward Brackley. After approximately a mile take the next left turn into Middleton Cheney on Main Road and then take the next left into Washle Drive. Follow the road around where Manor Road can be found as the first turning on the right hand side. Continue through Manor Road where the property will be found at the end of the road on the left hand side. A "For Sale"

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

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:

- * Three double bedrooms.
- * Offered with no onward chain.
- * Requires some updating.
- * Entrance porch with door opening to living room.
- * Light and airy living room with windows to front and side, fire with brick surround.
- * Kitchen comprising wall and base mounted units with space and plumbing for washing machine and dishwasher, space for oven, space for fridge freezer, space for a small table and door opening to the garden.

* Spacious downstairs WC comprising WC, wash hand basin and wall mounted gas fired boiler.

* Rear hallway with access to understairs storage and door to garage.

* First floor landing with access to airing cupboard.

* Three spacious double bedrooms, two of which benefit from in-built storage.

* Bathroom comprising WC, wash hand basin and shower cubicle.

* Rear/side garden with patio area ideal for table and chairs with steps up to a lawned area and gated side access to front.

* Single garage with light and power.

Local Authority

West Northants District Council. Council tax band C.

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.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.