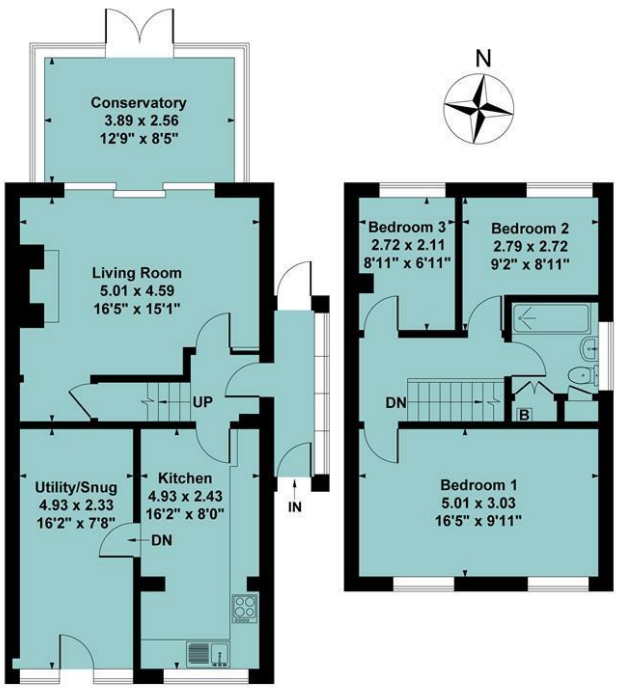
Agents Note

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

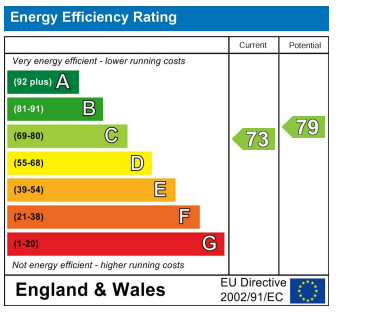
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 62.40 sq m / 672 sq ft
First Floor Approx Area = 38.15 sq m / 411 sq ft
Total Area = 100.55 sq m / 1083 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



37 Greenwood Close
Byfield

Anker

37 Greenwood Close, Byfield, Northants, NN11 6UU



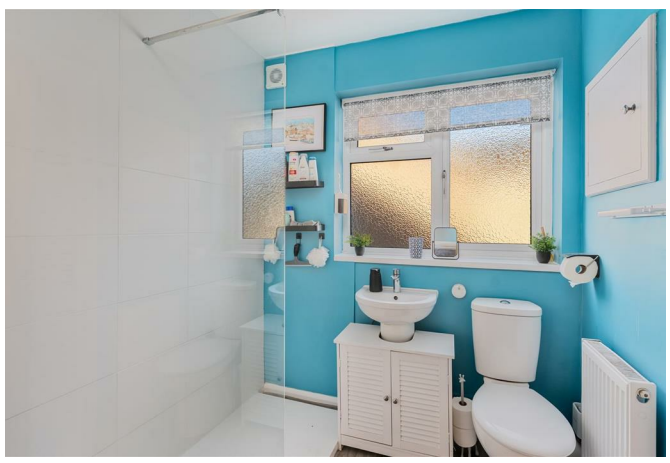
Approximate distances
Banbury 10 miles
Daventry 9 miles
Northampton 19 miles
Warwick 19 miles
Junction 11 (M40 motorway) 8 miles
M1 motorway 15 miles

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME LOCATED AT THE END OF A CUL-DE-SAC IN THE POPULAR VILLAGE OF BYFIELD

Entrance hall, side passage, living room, kitchen, utility/snug, conservatory, three bedrooms, family bathroom, front driveway, rear garden. Energy rating C.

£330,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Daventry (A361). Continue for approximately 10 miles and on entering Byfield just after The Crosstree Inn turn left into New Terrace. At the end of the road take a left. Continue along Bell Lane until you reach Greenwood Close on the right hand side. Continue to the top of the road and the property will be found on the right hand side.

Situation

BYFIELD is a particularly well served village lying almost equidistant between the towns of Daventry and Banbury. Within the village there is a primary school and nursery, a Post Office and stores, a petrol station, public house, Parish Church, Doctor's surgery and various sports facilities. There is a regular daily bus service to Banbury and Daventry. The nearby market towns of Daventry and Banbury provide more specialised requirements. Communication is good with access to the M40 (J11) Banbury about 11 miles and M1 (J16) Northampton about 12 miles, train services from Banbury to London Marylebone (from about 51 minutes). Sporting activities in the area include golf at Staverton and Hellidon; indoor sports complexes at Banbury and Daventry; horse racing at Towcester, Warwick and Stratford-Upon-Avon; motor racing at Silverstone; and theatre at Stratford-Upon-Avon and Oxford.

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:

* Side entrance hall with door opening to the main entrance hall with stairs to the first floor.

* Warm and cosy living room with access to understairs storage cupboard and sliding doors opening to the conservatory.

* Kitchen comprising of wall and base mounted units with worktop over, integrated oven with hob and extractor over, space for dishwasher, window to the front, space for breakfast table and chairs, door opening to the utility/snug.

* Utility/snug with space and plumbing for washing machine, space for tumble dryer, space for fridge freezer.

* Conservatory overlooking the rear garden and offering an ideal extra dining space with doors opening to the rear garden.

* First floor landing with access to all rooms.

* The master bedroom is a double with two windows to the front and space for wardrobes and drawers.

* Two further bedrooms with windows overlooking the rear garden.

* Family bathroom comprising a walk-in shower cubicle, WC, wash hand basin, window, extractor fan and cupboard housing the gas fired boiler.

* The rear garden is ideal for entertaining with space for table and chairs, a small lawned area and further patio area to the rear.

* To the front of the property is a driveway with space for two cars.

Services

All mains services are connected. The gas fired boiler is located in the bathroom cupboard.

Local Authority

Daventry 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 £35 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.