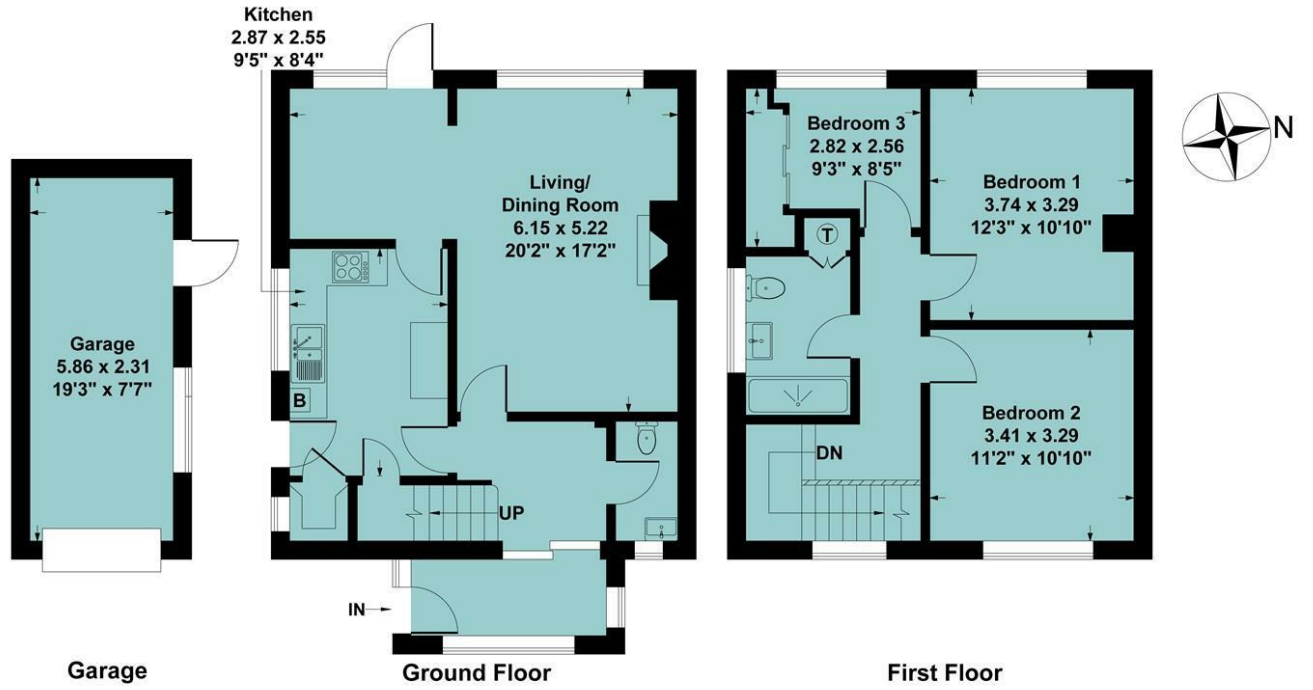


Agents Note

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 = 50.51 sq m / 544 sq ft
First Floor Approx Area = 45.69 sq m / 492 sq ft
Garage Approx Area = 13.53 sq m / 146 sq ft
Total Area = 109.73 sq m / 1182 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			
(55-68) D			
(39-54) E		52	67
(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.



39 Red House Road
 Bodicote



39 Red House Road, Bodicote, Oxfordshire, OX15 4AZ

Approximate distances

Banbury town centre 2.3 miles
Banbury railway station 2.7 miles
Bicester 13 miles
Oxford 23 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 IN A PLEASANT AREA WITHIN THIS SOUGHT AFTER WELL SERVED VILLAGE IMMEDIATELY SOUTH OF BANBURY WITHIN WALKING DISTANCE OF POST OFFICE/STORES, BUS SERVICE, COUNTRYSIDE WALKS AND SCHOOLS

Large porch, hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, wet room, gas central heating via radiators, uPVC double glazing, garage and car port, west facing rear garden, no upward chain. Energy rating E.

£340,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue into Bodicote and just before Bannatyne's Health Club turn right at the traffic lights into Weeping Cross. Take the second turning left into Molyneux Drive and follow the road for approximately 300m and Red House Road will be found as a turning on the right. The property will be found after a short distance on the left 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 brick built semi detached house which we believe was constructed circa 1962. Since then the property has been under the same ownership.

* The well proportioned accommodation is generally well presented however we believe that some prospective purchasers will wish to carry out some cosmetic improvement.

* It occupies a pleasant position within walking distance of the Post Office and stores, Bannatyne's Health Club, bus stops, countryside walks and other facilities in the village including two pubs.

* This is a practical family home with a large porch, a ground floor cloakroom internally and garage, car port as well as driveway parking.

* The living room features a granite fireplace and open access leads to the dining room from where a door and window opens to the rear garden. The sitting room also has a large window overlooking the garden.

* Kitchen with a range of light oak units, plumbing for washing machine, built-in double oven, ceramic hob, space for fridge/freezer, window and door to side, wall mounted gas fired boiler, door to built-in larger cupboard and separate understairs cupboard, laminate wood effect floor.

* Two double bedrooms and a single which has built-in wardrobes.

* Modern wet room with a white suite including fully tiled walk-in shower, wash hand basin with cupboards under, WC, window, fully tiled walls, heated towel rail, door to built-in airing cupboard.

* Small front garden, driveway to side with space for three cars leading under a car port to an up an over door which opens to the garage which has a personal door to the garden, windows to side and rear, power and light connected.

* Wrought iron gates from the drive open to the rear garden which is west facing and includes a block paved patio, lawn, beds and borders, pond and two sheds.

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 C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

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.