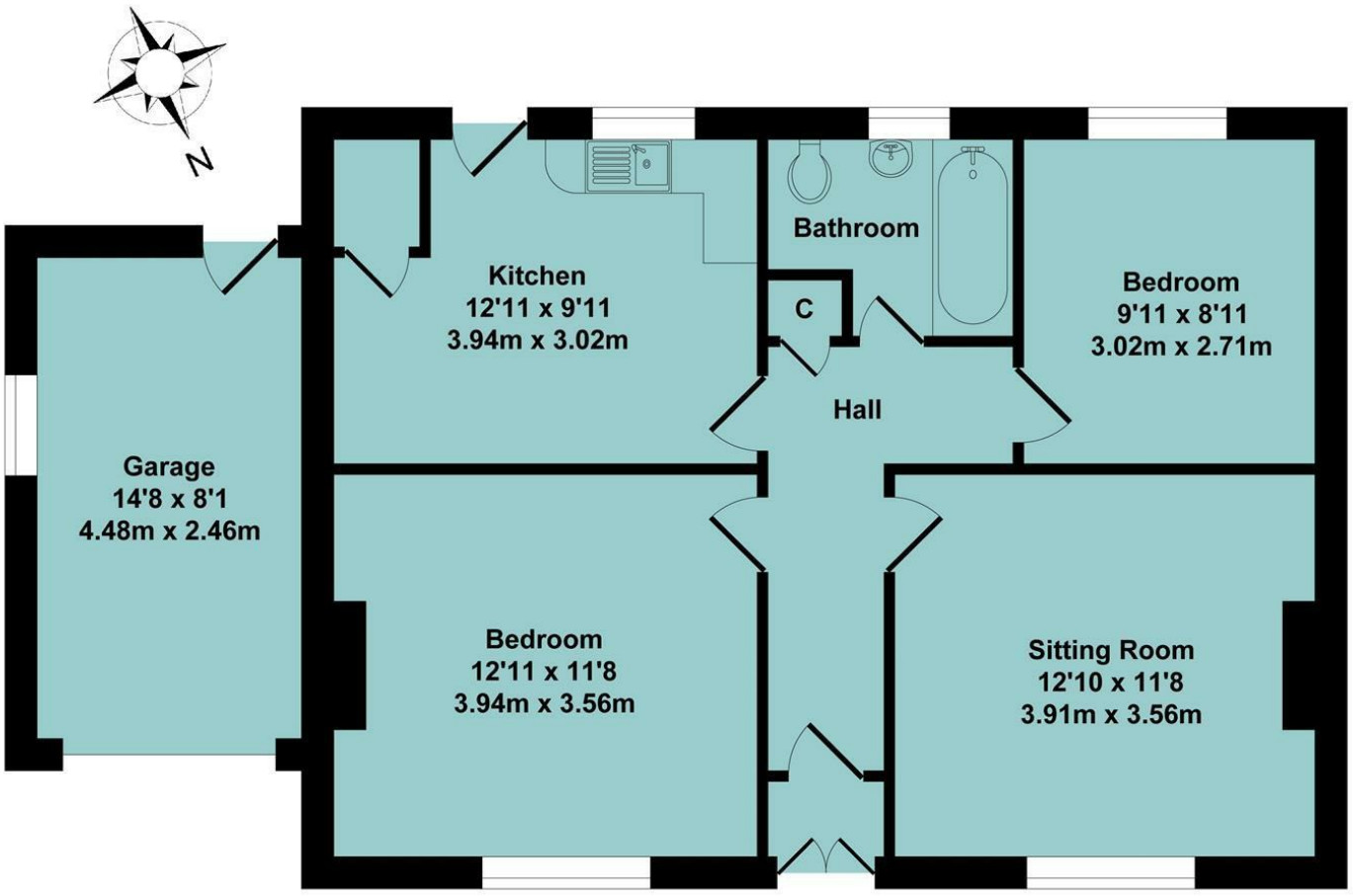
Agents Note

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.

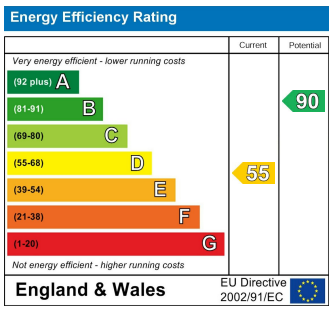
Referral fees

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.



Total Approx. Floor Area 790 Sq.Ft. (73.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.



19 Queen Street
Middleton Cheney

Anker

19 Queen Street, Middleton Cheney, Oxfordshire, OX17 2NP



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 TWO BEDROOM SEMI DETACHED BUNGALOW IN A LITTLE KNOWN TUCKED AWAY LOCATION WITHIN THIS HIGHLY DESIRABLE AND EXCEPTIONALLY WELL SERVED VILLAGE WITH EXCELLENT AMENITIES

Porch, hall, kitchen, sitting room, two bedrooms, bathroom, off road parking, garage, rear garden. Energy rating D.

£279,950 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the roundabout at the top of Blacklocks Hill take the second exit and continue straight on into Middleton Cheney. As the road rises into the village turn left before reaching The Dolphin public house and continue past the turning for Tenlands and before reaching the turn for Church Lane turn left into an enclave on the left and the property will be found after a short distance on the left and can be recognised by our "For Sale" board.

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:

* A semi detached brick built bungalow located in a tucked away no through road within walking distance of all the amenities within the village.

* Only having one other property beyond it in the lane there is little passing traffic.

* Offering scope for improvement as it requires modernisation throughout.

* Porch and hall with door to built-in airing cupboard.

* Sitting room with window to front and fitted gas fire.

* Kitchen with enamel sink unit, door to built-in pantry cupboard, door and window to rear.

* Main double bedroom with window to front and second large single/small double with window to rear.

* Bathroom fitted with a white suite comprising enamel bath, wash hand basin and WC, window, heated towel rail.

* Off road parking for one/two vehicles beyond which there is an up and over door opening to the garage.

* Side access via a gate leads to the rear garden where there is a patio, lawn and borders.

Services

All mains services are connected. Please note that currently there is no central heating.

Local Authority

West Northants District Council. Council tax band D.

Viewing

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

Energy rating: TBC

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.