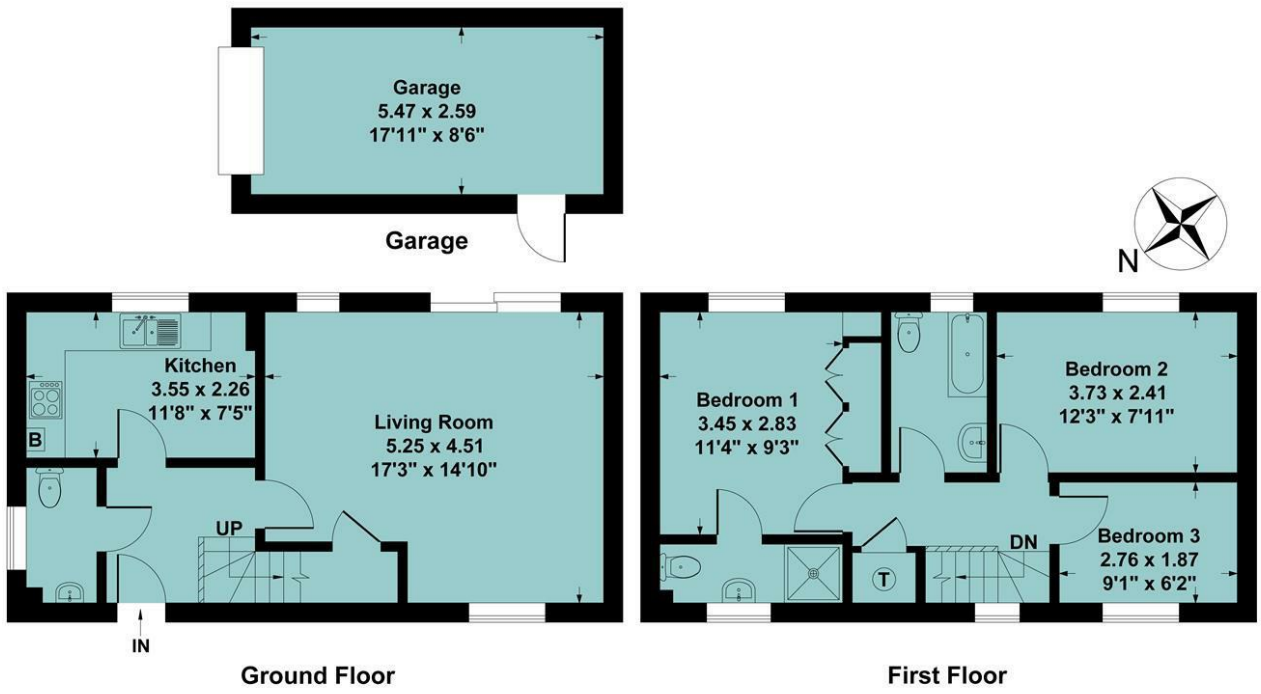
Agents Note

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 = 40.36 sq m / 434 sq ft
First Floor Approx Area = 40.36 sq m / 434 sq ft
Garage Approx Area = 14.16 sq m / 152 sq ft
Total Area = 94.88 sq m / 1020 sq ft

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

www.focuspointhomes.co.uk



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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.

18 Thenford Road
Middleton Cheney

Anker

18 Thenford Road, Middleton Cheney, Oxfordshire, OX17 2NB

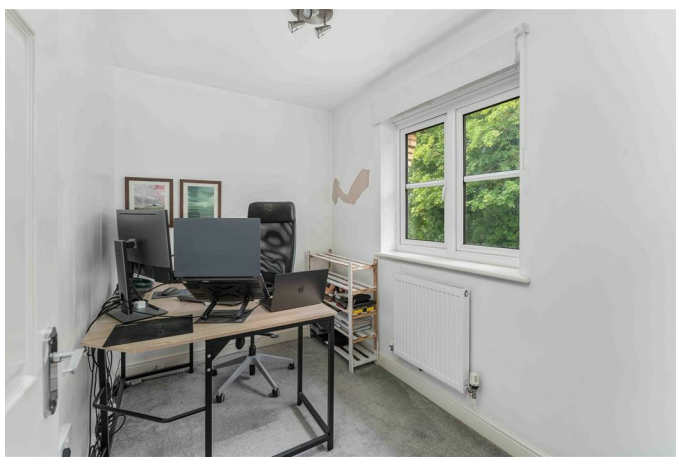
Approximate distances
Banbury 3 miles
Brackley 9 miles
Oxford 25 miles
Northampton 20 miles
Junction 11 (M40 motorway) 1.5 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A WELL PRESENTED SEMI DETACHED THREE BEDROOM NON-ESTATE HOUSE OCCUPYING A PLEASANT POSITION ON THE EDGE OF THIS EVER POPULAR AND EXCEPTIONALLY WELL SERVED VILLAGE

Hall, cloakroom, living room, kitchen, main bedroom with en-suite shower, two further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, garage and off road parking. Energy rating C.

Offers in excess of £350,000 FREEHOLD













Directions

From Banbury proceed in an easterly direction toward Brackley (A422). After the motorway junction continue on the A422 up Blacklocks Hill and at the roundbaout at the top take the second exit toward Middleton Cheney. Travel through the village passing the green on the left hand side until Thenford Road will be found as a turning to the left just before reaching The New Inn which is on the right. The property will be found on the right hand side 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 South 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 and Birmingham. Brackley is 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 brick built semi detached house occupying a pleasant non-estate position close to the edge of the village.

* Highly sought after and exceptionally well served village with a range of amenities including shops and schools.

* Easy access to junction 11 of the M40 motorway and Banbury railway station. Convenient also for Brackley and the A43 leading to Northampton and the M1.

* Ground floor cloakroom with a white suite comprising WC and wash hand basin, ceramic tiled floor, window.

* Double aspect open plan living room with composite marble fireplace with fitted gas living flame fire, laminate wood effect floor, windows to front and rear. sliding double glazed patio doors to garden.

* Kitchen fitted with a range of shaker cream units incorporating a built-in oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted Gloworm gas fired boiler which is located in a cupboard.

* Main double bedroom with window to rear, built-in wardrobes and shelving, door to an en-suite shower room fitted with a white suite which has been upgraded and comprises a fully tiled shower cubicle, wash hand basin and WC, window.

* A second double bedroom with window to rear and third single bedroom with window to front.

* Family bathroom fitted with a white suite comprising panelled bath, wash hand basin and WC, window.

* Gas central heating via radiators and uPVC double glazing.

* The main area of garden lies to the rear and is southeast facing. It includes attractive seating areas and a lawn. A personal door opens to the single garage.

* The garage is approached via a shared vehicular access at the side of the house and is located directly behind the garden with a parking space in front of it. It has power and light connected and as mentioned above there is a personal door directly to the garden.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in a wall unit in the kitchen.

Local Authority

West Northants District Council. 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.

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.