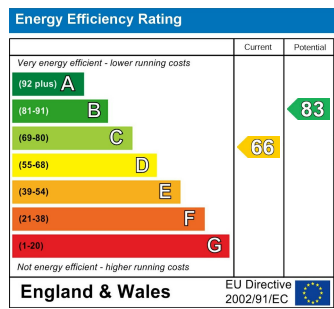


**Agents Note**

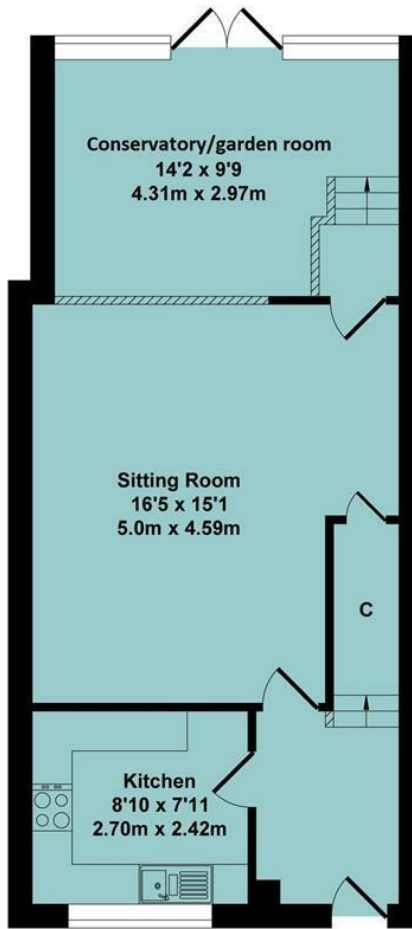
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

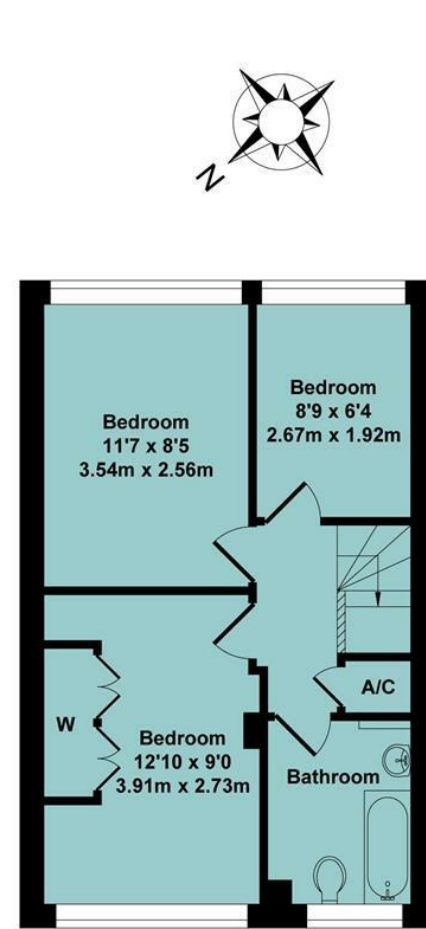
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor Area 513 Sq.Ft. (47.7 Sq.M.)



First Floor  
Approx. Floor Area 371 Sq.Ft. (34.5 Sq.M.)



Total Approx. Floor Area 884 Sq.Ft. (82.20 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



52 Wards Crescent  
Bodicote



## 52 Wards Crescent, Bodicote, Oxfordshire, OX15 4DY

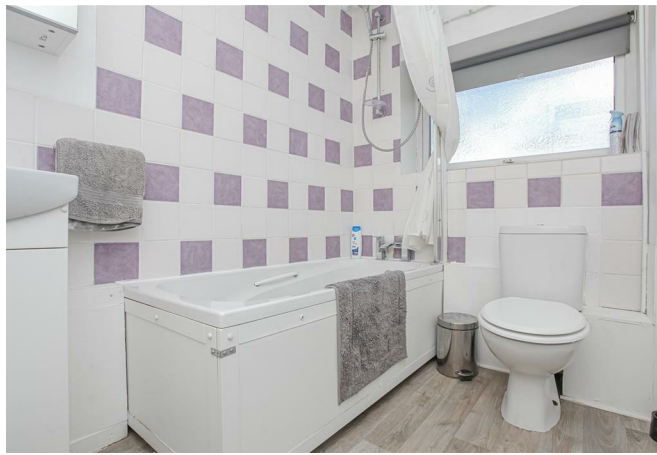
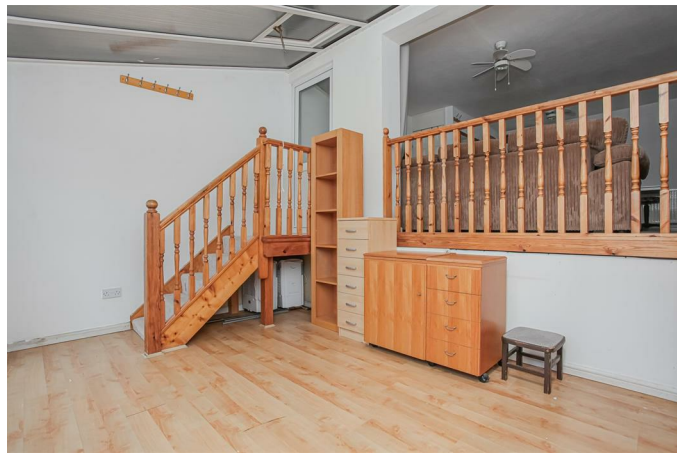
Approximate distances -  
Banbury town centre 1.5 miles  
Oxford 18 miles  
Stratford upon Avon 21 miles  
Junction 11 (M40) 3 miles  
Banbury railway station 2 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000**

**AN EXTENDED THREE BEDROOM END OF TERRACE PROPERTY IN NEED OF MODERNISATION OCCUPYING A CORNER PLOT IN A WELL SERVED VILLAGE WITHIN WALKING DISTANCE TO LOCAL AMENITIES**

**Entrance hall, kitchen, living room, conservatory/garden room, three bedrooms, bathroom, rear garden, garage. Energy rating D.**

**£210,000 FREEHOLD**



### Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of Banbury travel under the flyover continuing along the Oxford Road and take the last right opposite the Longford Park new development into Weeping Cross. Take the second turning on the left into Molyneux Drive and continue for approximately ¼ of a mile and having passed the shop on the right hand side turn left into Wards Crescent. The property will be found after approximately 100 yards on the left hand side. A "For Sale" board has been erected for ease of identification.

### 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, an Indian restaurant, 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.

### The Property

52 WARDS CRESCENT is an extended three bedroomed end terraced house which has been extended at ground floor level creating a lovely family/garden room on a lower level which has a galleried feel from the sitting room. It has a range of modern fittings throughout, uPVC double glazed windows and gas central heating via radiators. It occupies a pleasant corner plot with gardens to front, side and rear. There is a single garage located in a block to the rear. It is within walking distance of the amenities within the village and is particularly close to the Post Office and stores and the bus stop where there is a service every 30 minutes into the town centre.

\* A floorplan has been prepared to show the room sizes and layout of the property as detailed below. Some of the main features are as follows:

- \* An extended three bedroomed house in need of modernisation.
- \* Conveniently located in a desirable well served village south of Banbury.
- \* Walking distance of the village primary school.
- \* Extended ground floor accommodation with a feature family/garden room.
- \* Sitting room/dining room with gallery overlooking the family/garden room.
- \* Fitted kitchen with cream shaker base and eye level units with brushed aluminium handles, space for washing machine, space for dishwasher, space for cooker, space for fridge freezer.
- \* Three first floor bedrooms.
- \* Bathroom with a white suite comprising a panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, heated towel rail/radiator.
- \* Pleasant outlooks toward countryside.
- \* Close to country walks.
- \* Gas ch via rads and uPVC double glazing.
- \* Lawned gardens to front and side, rear garden with paved patio, lawn and shed.
- \* Gated access from the rear garden to the garage block and the subject property has a single garage which is the first on the left as approached from the rear garden.

### Local Authority

Cherwell District Council. Council tax band B.

### Viewing

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

\* To be sold by Auction via Pattinson Auction - [www.pattinson.co.uk](http://www.pattinson.co.uk)

### Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.