

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.

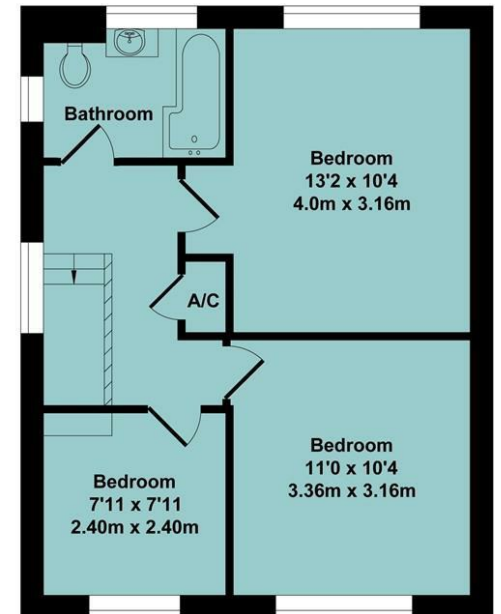
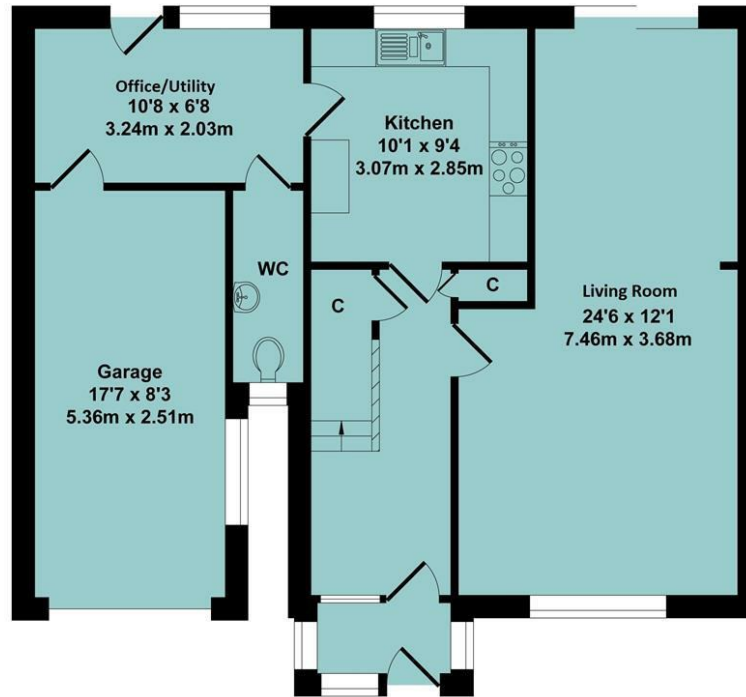
Referral fees

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 731 Sq.Ft.
(67.90 Sq.M.)



First Floor
Approx. Floor Area 451 Sq.Ft.
(41.90 Sq.M.)



Total Approx. Floor Area 1182 Sq.Ft. (109.80 Sq.M.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(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.



9 Strawberry Hill
Bloxham



9 Strawberry Hill, Bloxham, Oxfordshire, OX15 4NW

Approximate distances

Banbury 3 miles

Chipping Norton 11 miles

Junction 11 (M40 motorway) 5 miles

Oxford 25 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

A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN A VERY CONVENIENT LOCATION WITHIN WALKING DISTANCE OF SCHOOLS IN THIS HIGHLY SOUGHT AFTER AND EXCEPTIONALLY WELL SERVED VILLAGE

Porch, hall, open plan living space, refitted kitchen, utility/office WC, three bedrooms, refitted bathroom, gas ch via rads, uPVC double glazing, garage and driveway parking, gardens. Energy rating C.

£375,000 FREEHOLD



Directions

From Banbury proceed in a south westerly direction towards Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Continue into the village past Warriner Secondary School and immediately before Bloxham School cricket field turn left into Strawberry Terrace. Where the road bends to the right around the cricket field bear left and continue straight on into Strawberry Hill. The property will be found after a short distance on the left hand side and can be recognised by our "For Sale" board.

Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

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 is very well presented and located in a popular part of this desirable and exceptionally well served village.

* Warriner School and Bloxham School are both within easy walking distance whilst Bloxham Primary school is approximately 0.75 miles away.

* Internally the property has been improved over recent months with redecoration and re-carpeting as well as a refitted kitchen approximately 3 years and the bathroom was refitted approximately 6 years ago.

* The ground floor has been extended to provide a utility/office with window overlooking the garden, doors to the garden, garage and large cloakroom which is fitted with a white suite.

* Spacious open plan living room with sliding double glazed patio doors to the garden and a window to the front.

* A smart range of cream gloss kitchen units with space for range cooker, plumbing for dishwasher and washing machine, space for fridge/freezer,

window overlooking to rear overlooking the garden, wood floor.

* Main double bedroom with window to rear, second double bedroom and third single bedroom with windows to the front.

* Lawned garden to front and driveway providing off road parking space for two vehicles beyond which an up and over door opens to the single garage which has power and light connected and personal door to the utility/office.

* The rear garden comprises a paved patio, lawn and borders.

Services

All mains services are connected. The wall mounted Worcester gas fired combination boiler is located in the airing cupboard on the landing.

Energy rating: C

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

Viewing

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

Local Authority

Cherwell District Council. Council tax band D.

