

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

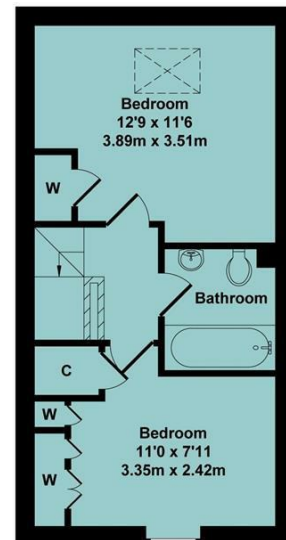
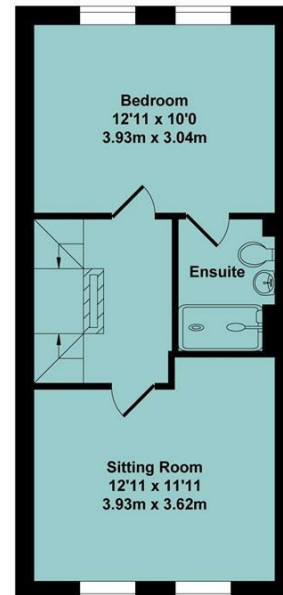
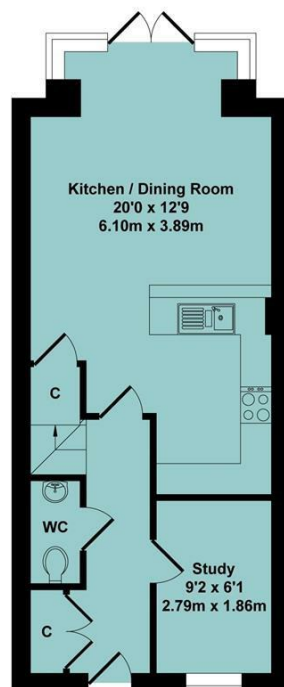
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Garage
Approx. Floor Area 193 Sq.Ft. (17.90 Sq.M.)

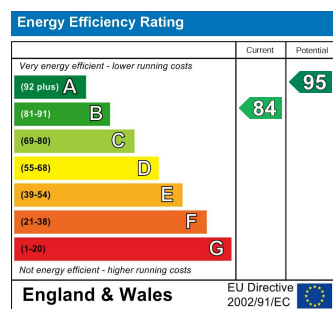
Ground Floor
Approx. Floor Area 408 Sq.Ft. (37.90 Sq.M.)

First Floor
Approx. Floor Area 377 Sq.Ft. (35.0 Sq.M.)

Second Floor
Approx. Floor Area 340 Sq.Ft. (31.60 Sq.M.)



Total Approx. Floor Area 1318 Sq.Ft. (122.40 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.



34 Hobby Road
Bodicote



34 Hobby Road, Bodicote, Oxfordshire, OX15 4GJ

Approximate distances

Banbury town centre 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1 mile (rear pedestrian access)
Oxford 19 miles
Stratford upon Avon 21 miles
Leamington Spa 19 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.

AN IMMACULATELY PRESENTED THREE DOUBLE BEDROOM TOWNHOUSE LOCATED ON THE POPULAR LONGFORD PARK DEVELOPMENT BENEFITTING FROM A LARGE KITCHEN/DINER, FIELD VIEWS TO THE REAR AND A GARAGE AND OFF ROAD PARKING

Entrance hall, study, kitchen/diner, downstairs cloakroom, first floor lounge, first floor master bedroom with ensuite, two further double bedrooms and family bathroom on the second floor, rear garden, garage and off road parking. Energy rating B.

£375,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue into Bodicote and at the traffic lights turn left into Longford Park Road. Follow the road for approximately 500 yards until you reach the primary school and take the right hand turn into Hobby Road. The property can be found on the right and side after approximately 150m.

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:

* Entrance hall with doors to kitchen/dining room, study and downstairs cloakroom, stairs to first floor, large storage cupboard housing the boiler.

* Study with window to front and radiator (this room could be used as a fourth bedroom if required).

* Ground floor cloakroom with WC and wash hand basin.

* Large kitchen/dining room with French doors opening to the garden. A range of gloss base and eye level units with wood effect worktops, integrated appliances include fridge freezer, dishwasher and washing machine, built-in oven and four ring gas hob with extractor hood over, tiled flooring, ample space for table and chairs in the dining area as well as space for a sofa.

* First floor lounge with two windows to the front.

* First floor master bedroom with two windows to rear and the ensuite which comprises shower cubicle, wash hand basin and WC, window to side.

* Two further bedrooms on the second floor. Bedroom two at the rear has a storage cupboard which houses the hot water tank and a velux window to the rear. Bedroom three has a built-in storage cupboard and window to front.

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

* The rear garden, which is private and walled, has been landscaped with a large patio area outside the back door, an artificial grassed area and a large decking area at the rear. Gate to side.

* At the back of the property there is a garage which is the first on the left. Two parking spaces in front of the garage.

Services

All mains services are connected. The boiler is located in the cupboard in the hall.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: B

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