

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.

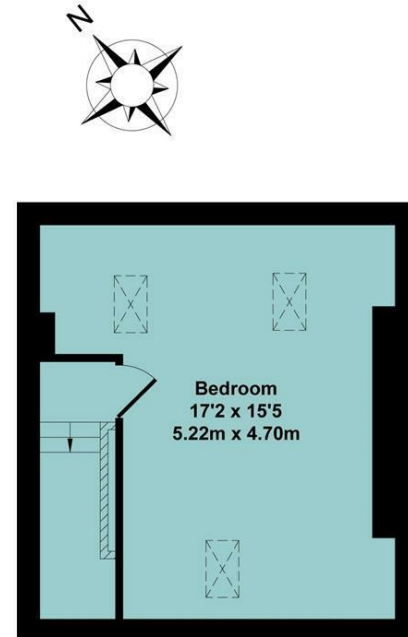
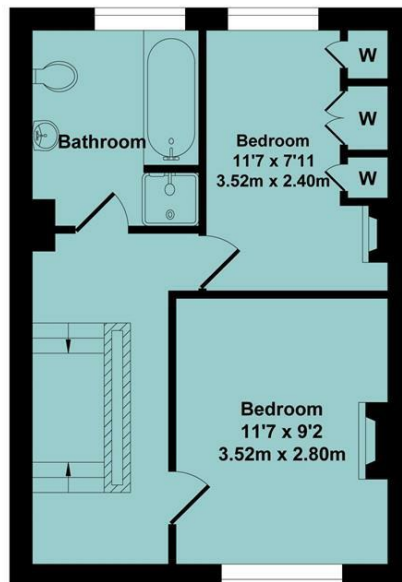
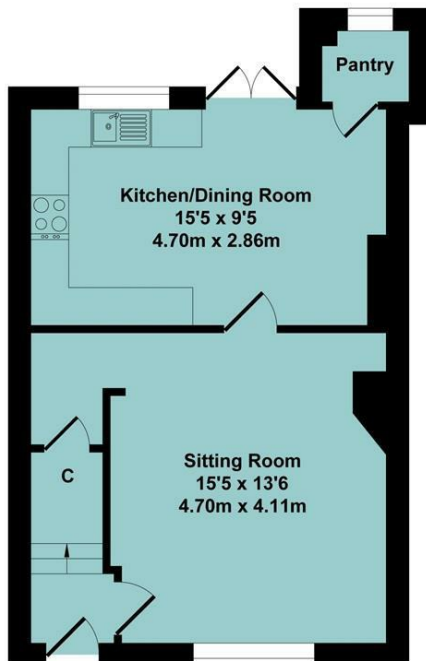
Referral fees

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 370 Sq.Ft.
(34.40 Sq.M.)

First Floor
Approx. Floor Area 357 Sq.Ft.
(33.20 Sq.M.)

Second Floor
Approx. Floor Area 264 Sq.Ft.
(24.50 Sq.M.)



Total Approx. Floor Area 991 Sq.Ft. (92.10 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			96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



2 New Place
Cropredy



2 New Place, Cropredy, Oxfordshire, OX17 1NY

Approximate distances

Banbury 4.5 miles
Southam 12 miles
Junction 11 (M40) 4.5 Miles
Oxford 30 miles
Stratford upon Avon 25 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

A THREE BEDROOM TERRACED HOME LOCATED IN THE EXTREMELY POPULAR VILLAGE OF CROPREDY WITH PARKING AND GENEROUS GARDEN

Entrance hall, sitting room, kitchen/dining room, pantry, three bedrooms, bathroom, front garden, generous rear garden, parking to the rear. Energy rating D.

£315,000 FREEHOLD



Directions

From Banbury proceed in a Northerly direction towards Southam (A423). After approximately 3 miles turn right where signposted to Cropredy. Travel through Great Bourton and follow the road into the village. Travel into the heart of the village and turn right opposite The Brasenose Inn by The Green. To access the property to the front on foot continue along the road taking the third turning on the right into Chapel Lane. Continue along this road and at the end there is a path which goes in front of the village hall. At the end of the path take a left and the row of houses can be found on the left hand side. Alternatively, to access the parking, instead of turning right onto Chapel Lane, continue all the

Situation

CROPREDY is a well served village famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities include a parish church, Methodist chapel, two public houses, doctors surgery, shop, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

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:

- * Small entrance hall with stairs to first floor and door to sitting room.
- * Light and airy sitting room with window to front and understairs storage cupboard.
- * Kitchen/dining room with a range of wall and base mounted units, space for oven, space for under counter fridge/freezer, integrated dishwasher and washing machine, space for table and chairs, door opening to pantry, door opening to rear garden.

* First floor landing with stairs to second floor. On this floor are a double and single bedroom. The single bedroom benefits from having three built-in wardrobes and a window overlooking the rear garden.

* Also on this floor is the bathroom which is fitted with a suite comprising bath, wash hand basin, WC and shower cubicle, extractor fan and window.

* Second floor bedroom benefitting from three sky lights allowing in lots of natural light.

* Good sized front garden with lawns either side of the path leading to the front door.

* Generous rear garden with gravelled area, space for table and chairs, various plants and shrubs and path running along the middle which leads to the rear gate where parking for two cars can be found.

Services

All mains services are connected with the exception of gas. Oil central heating.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: D

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