

Agents Note

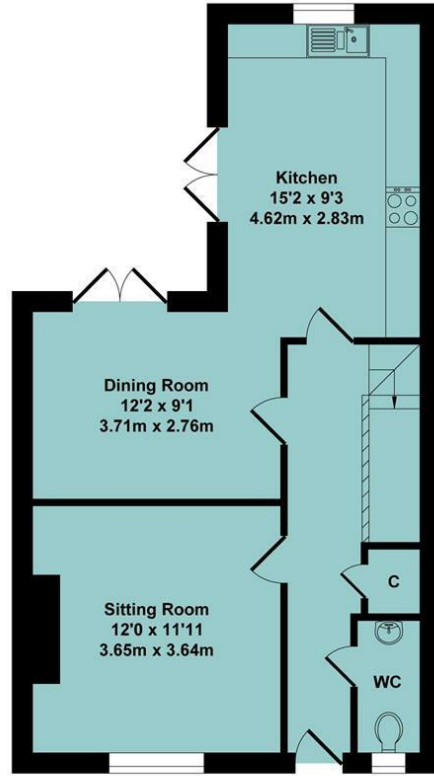
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

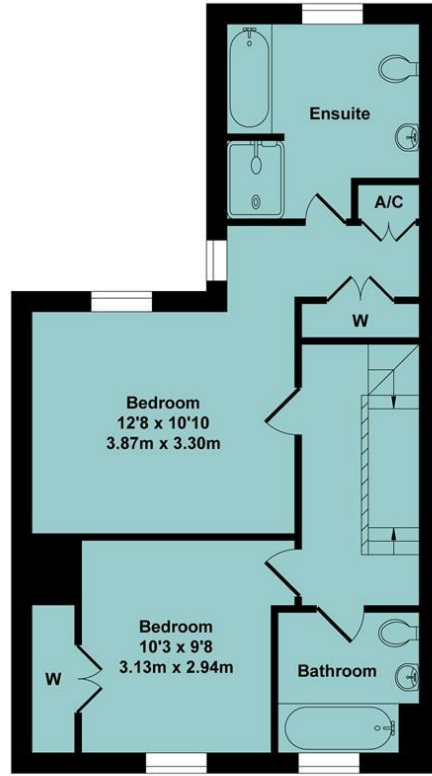
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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

Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-65) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
74	85
England & Wales EU Directive 2002/91/EC	

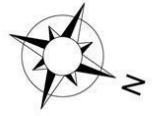
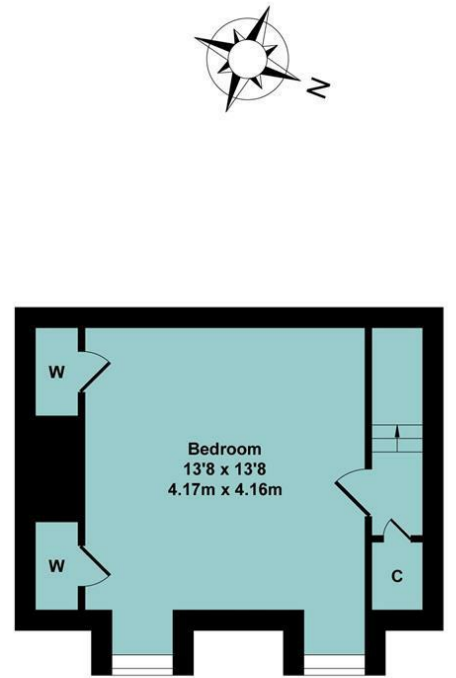
Ground Floor
Approx. Floor Area 527 Sq.Ft. (49.0 Sq.M.)



First Floor
Approx. Floor Area 527 Sq.Ft. (49.0 Sq.M.)



Second Floor
Approx. Floor Area 268 Sq.Ft. (24.90 Sq.M.)



Total Approx. Floor Area 1322 Sq.Ft. (122.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



13 Bloxham Court
Bloxham



**13 Bloxham Court, Bloxham, Oxfordshire,
OX15 4FL**

Approximate distances

Banbury 4 miles
Chipping Norton 10 miles
Junction 11 (M40) 6 miles
Oxford 23 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

Deposit £1609.00

One week's rent of £321.00 payable on application forms holding deposit



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Proceed through the village passing the shops on the right hand side and bear left at the mini roundabout onto the Barford Road. After a short distance take the first turning on the right into Bloxham Court and the property will be found in front of you at the end of the road.

Situation

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

Local Authority

Cherwell District Council. Council tax band D.

Services

All mains services are connected. The gas fired boiler is located in a cupboard on the top floor.

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.