

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.

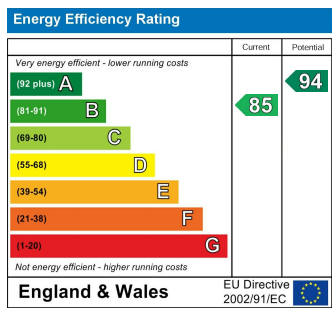
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Total Approx. Floor Area 1379 Sq.Ft. (128.10 Sq.M.)

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.



48 Longford Park Road
Bodicote



48 Longford Park Road, Bodicote, Oxfordshire, OX15 4FU

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.

A THREE BEDROOM SEMI DETACHED TOWN HOUSE ON THE POPULAR LONGFORD PARK DEVELOPMENT, BENEFITTING FROM A TOP FLOOR MASTER SUITE, ENCLOSED PRIVATE REAR GARDEN AND A GARAGE WITH OFF ROAD PARKING. OFFERED TO THE MARKET WITH A COMPLETE UPPER CHAIN.

Entrance hall, kitchen, lounge/diner, downstairs cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom, rear garden, garage, driveway. Energy rating B

£360,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left before the flyover where signposted to Bodicote and Cherwell Heights. At the mini roundabout continue straight on signposted to Longford Park. Travel along Longford Park Road for roughly half a mile and the property will be found on your left hand side just after the turning into Bramble Crescent.

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 The Bodicote Cricket Club 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.

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 all downstairs rooms and stairs rising to the first floor.

* Good size lounge with space for table and chairs and french doors to the rear garden.

* The kitchen comprises of a range of neutral coloured base and wall mounted units, integrated oven with 4 ring gas hob and extractor over. Space and plumbing for dishwasher and washing machine, space for fridge freezer, water softener, window to the front.

* Cloakroom with WC, wash hand basin and extractor fan.

* First floor landing with access to bedrooms two and three, family bathroom and stairs rising to the second floor.

* Bedroom two is a large double with two windows overlooking the rear garden.

* Bedroom three is a single with a window to the front.

* Bathroom comprises of WC, wash hand basin, panelled bath with shower over, extractor fan and part tiled walls.

* Spacious top floor master bedroom with custom built in wardrobes, window to the front and Velux window to the rear. Door to en-suite.

* En-Suite comprises of WC, double shower cubicle, wash hand basin, heated towel rail and skylight.

* The rear garden is mostly laid to grass with a small patio area and a garden path leading to the gated rear access and leading to the door into the rear of the garage. Two garden sheds and a small veg patch with a greenhouse. Outside tap and external plug sockets.

* Single garage located to the rear of the garden with off street parking in front. The garage accessed by Bramble Crescent and is the middle garage out of three. Power and lighting with eaves storage above which has been partly boarded.

Services

All mains services are connected. The gas boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

Strictly by prior arrangement.

Energy rating B

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