

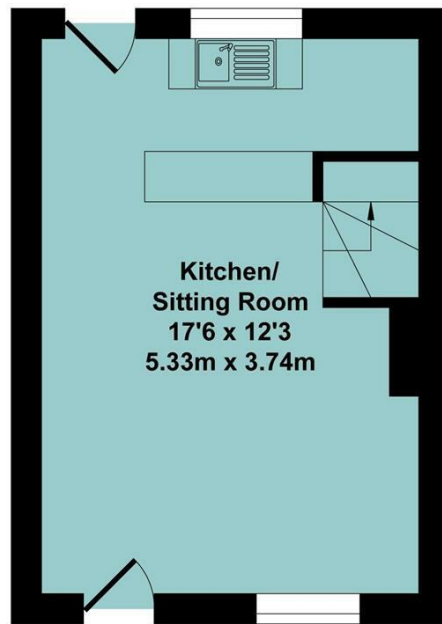
Agents Note

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.

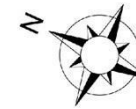
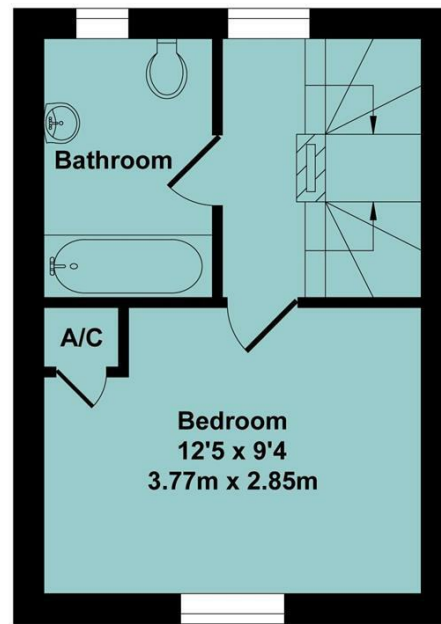
Referral fees

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.

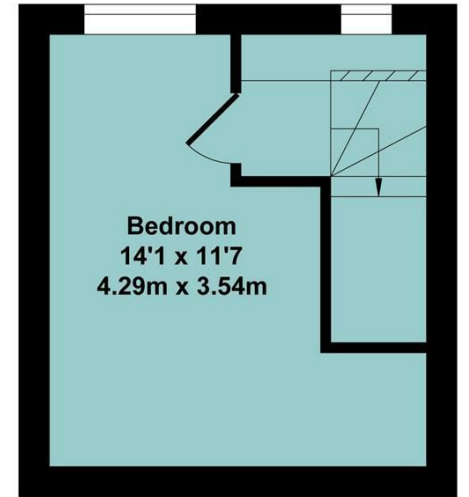
Ground Floor
Approx. Floor Area 222 Sq.Ft. (20.60 Sq.M.)



First Floor
Approx. Floor Area 222 Sq.Ft. (20.60 Sq.M.)



Second Floor
Approx. Floor Area 172 Sq.Ft. (16.0 Sq.M.)



Total Approx. Floor Area 616 Sq.Ft. (57.20 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			90
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.



1 Manor Road
Great Bourton



1 Manor Road, Great Bourton, Oxfordshire, OX17 1QT

Approximate distances

Banbury 3 miles
Stratford upon Avon 25 miles
Oxford 27 miles
Leamington Spa 22 miles
Junction 11 (M40 motorway) 5 miles
Banbury railway station 4 miles
Banbury to Oxford by rail 19 mins
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

A THREE STOREY TERRACED STONE COTTAGE LOCATED IN A POPULAR VILLAGE

Sitting room, kitchenette, two double bedrooms,
bathroom, open plan patio to rear, one allocated
parking space, views. Energy rating D.

£215,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 2½ miles turn right where signposted to Great Bourton and turn left immediately before the church and bear left into Manor Road which then bears around to the right. The property will be found after a short distance on the right hand side.

Situation

GREAT BOURTON is located approximately 3 miles to the North of Banbury with easy access to the M40 motorway. Within the village there is a public house, park/play area with football pitch and new play equipment for children, church, modern village hall and a bus service to Banbury. The nearby village of Cropredy is approximately 1 mile distant. Here there are good facilities including a parish church, Methodist chapel, two public houses, doctors surgery, shop, tea room, primary school and bus service.

The Property

1 Manor Road, Great Bourton is a stone built three storey terraced cottage located in a pleasant backwater of this relatively small village. We believe that this pretty cottage would suit first time buyers, second steppers, downsizers or investors. Offered with no onward chain.

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 three storey stone built terraced cottage.
- * Sitting room with window to front and seat under, painted beam, stairs to first floor and open access to kitchenette.
- * Open plan kitchenette with base units with work surfaces over, sink, washing machine, fridge, window and door opening to patio area.
- * First floor landing with stairs to second floor and window to rear.
- * Main double bedroom on the second floor with

window to rear and far reaching views, door to undereaves storage.

* Second bedroom on the first floor which is also a double with window to front and door to built-in airing cupboard.

* Bathroom comprising bath, wash hand basin, WC, window and tiled floor.

* Open plan patio to rear with direct access to shared vehicular access and allocated parking space.

Services

All mains services are connected with the exception of gas.

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.