



44 Dands Drive

Middleton Cheney

A THREE BEDROOM END OF TERRACE HOME IN THIS EXCEPTIONALLY WELL SERVED AND POPULAR VILLAGE WITH SCHOOLS FOR ALL AGES

Entrance porch, sitting room, kitchen, conservatory, downstairs WC, three double bedrooms, bathroom, rear garden, driveway. Energy rating C.

£330,000 FREEHOLD



Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in South Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone and Birmingham. Brackley is also a growing town with good shopping, leisure facilities and services.

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 porch with door opening to sitting room.
- * Spacious sitting room with large window to front allowing in lots of light, door to hallway.
- * Kitchen with space for table and chairs, a range of base and wall mounted units with worktop over, space and plumbing for fridge, space for washing machine, space for cooker, door to conservatory.
- * Conservatory overlooking the rear garden, door opening to patio.
- * Downstairs cloakroom with WC and window.
- * First floor landing with hatch to loft, airing cupboard.
- * The master bedroom is a double and has ample space for wardrobes and chest of drawers, window overlooking the rear garden.
- * The second bedroom is also a double with space for wardrobes.
- * Further generous third bedroom with window overlooking the front green.
- * Bathroom fitted with a suite comprising bath, WC, wash hand basin and window.
- * Low maintenance rear garden with patio area ideal for table and chairs, planters, two sheds, gated access to the front.
- * Driveway to the front of the property.

Services

All mains services are connected.

Local Authority

West Northants District Council. Council tax band C.

Energy rating: C

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

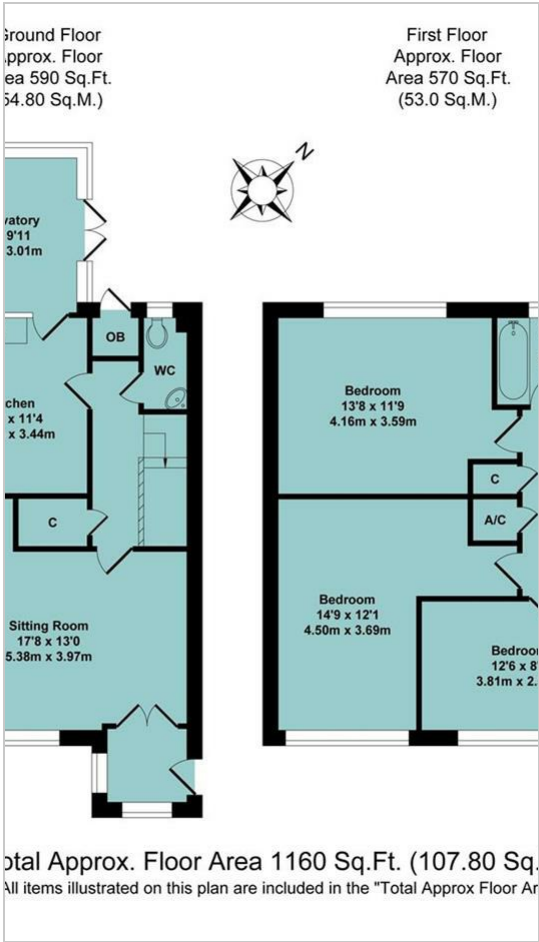
Viewing

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

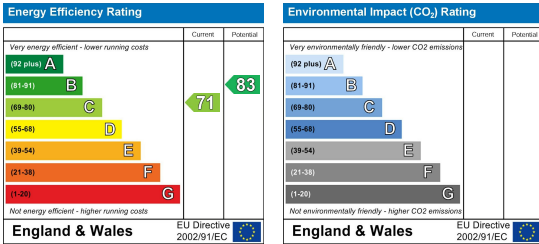
Area Map



Floor Plans



Energy Efficiency Graph



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