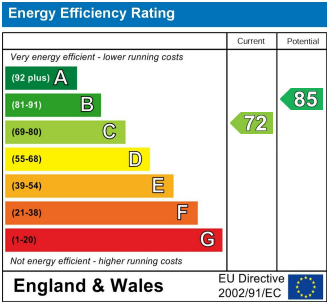


Agents Note

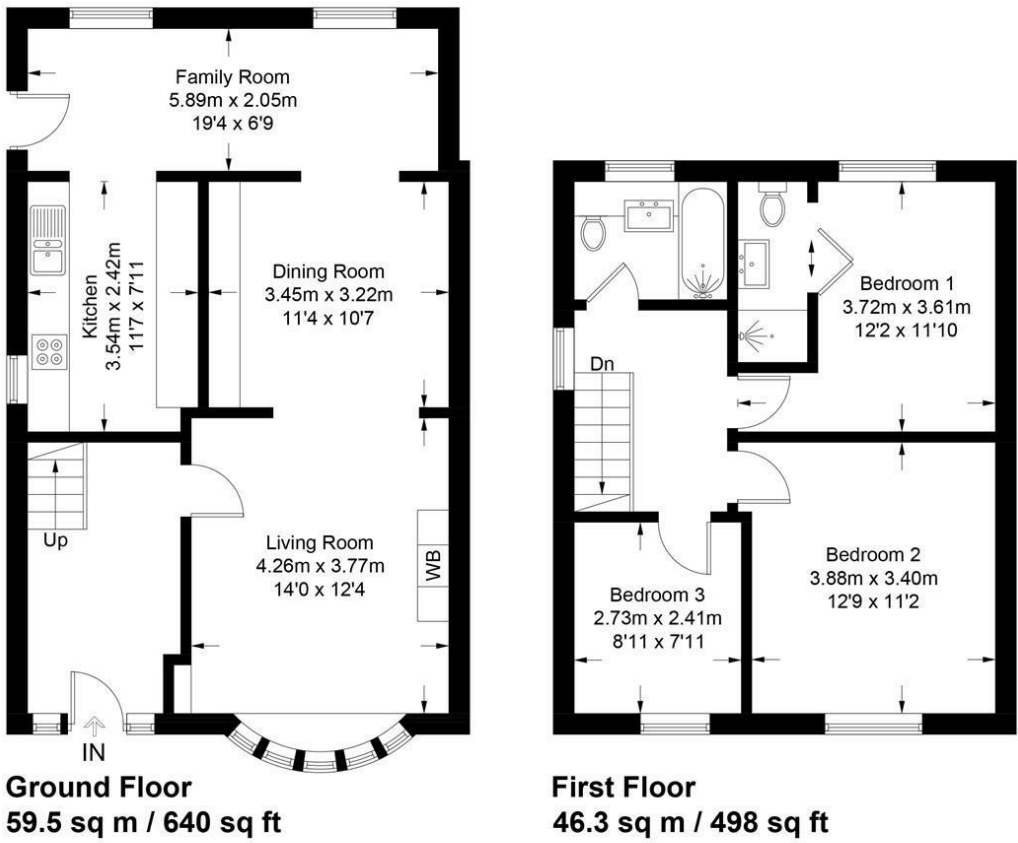
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



44 Chacombe Road, Middleton Cheney, OX17 2QU



Approximate Gross Internal Area = 105.8 sq m / 1138 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1191634)

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



44 Chacombe Road
Middleton Cheney



44 Chacombe Road, Middleton Cheney,
Oxfordshire, OX17 2QU

Approximate distances
Banbury 3 miles
Brackley 9 miles
Oxford 25 miles
Northampton 20 miles
Junction 11 (M40 motorway) 1.5 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 19 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A SPACIOUS AND WELL MAINTAINED THREE
BEDROOM SEMI DETACHED HOME IN A NON-ESTATE
LOCATION BENEFITTING FROM AN ENSUITE
BATHROOM, A PRIVATE ENCLOSED REAR GARDEN AND
OFF ROAD PARKING FOR SEVERAL CARS

Entrance hall, lounge, family room, kitchen, three
bedrooms, ensuite and family bathroom, front and
rear gardens, car port, driveway parking. Energy
rating C.

£400,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left at the roundabout towards Northampton. At the mini roundabout on the edge of the village turn right into Middleton Cheney and the property will be found after a short distance on the left hand side. A "For Sale" board has been erected for ease of identification.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West 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, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - 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 hall with doors to the kitchen, doors to the lounge, stairs to first floor, engineered hardwood flooring.
- * Lounge with window to front, fireplace and log burner, opening to the family room, engineered hardwood flooring.
- * Family room with opening to kitchen/diner.
- * L-shaped kitchen/diner with a range of a range of white base units with wooden worktop over and eye level shelving, integrated oven and four ring gas hob, space and plumbing for dishwasher and washing machine, space for fridge freezer, two windows to rear, door to side.

* First floor landing with window to side, doors to all rooms and hatch to loft.

* The master bedroom is a double with window to rear and ensuite comprising shower cubicle, WC, wash hand basin and towel rail.

* Bedroom two is also a double with large window to front.

* Bedroom three is a single with window to front.

* Recently re-fitted bathroom with a white suite comprising bath with shower over, WC and vanity wash hand basin, tiled walls, tiled flooring, heated towel rail and window to rear.

* The rear garden is mostly laid to lawn with various seating areas, a patio area immediately outside the back door and a further patio area with pergola in the far corner. Mature fruit tree and a range of shrubs.

* To the front there is a block paved driveway providing off road parking at the front for several vehicles as well as a car port and a lawned area.

Services

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

Local Authority

South 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.