

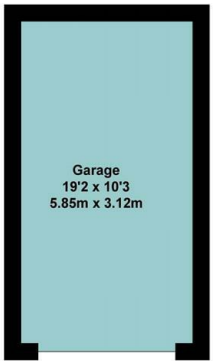
Agents Note

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.

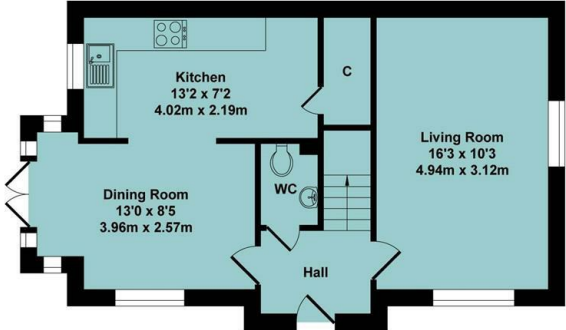
Referral fees

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.

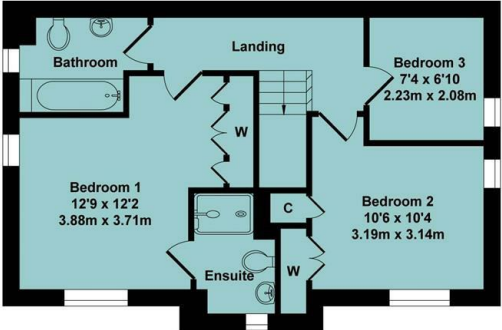
Garage
Approx. Floor
Area 197 Sq.Ft.
(18.30 Sq.M.)



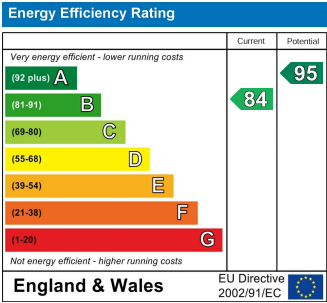
Ground Floor
Approx. Floor
Area 478 Sq.Ft.
(44.40 Sq.M.)



First Floor
Approx. Floor
Area 457 Sq.Ft.
(42.50 Sq.M.)



Total Approx. Floor Area 1132 Sq.Ft. (105.20 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.



8 Yarrow Road
Bodicote



8 Yarrow Road, Bodicote, Oxfordshire,
OX15 4SN

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 ap
prox.
Banbury to Birmingham by rail 50 mins approx.

**A VERY WELL PRESENTED SEMI-DETACHED DOUBLE
FRONTED HOUSE OCCUPYING A PLEASANT CORNER
PLOT IN AN EXCELLENT POSITION CLOSE TO
LANDSCAPED PARKLAND AND WITHIN WALKING
DISTANCE OF A PRIMARY SCHOOL AND THE RAILWAY
STATION**

**Hall, cloakroom, sitting room, open plan
kitchen/diner, main bedroom with en-suite, two
further bedrooms, family bathroom, many double
aspect rooms, rear garden, garage and off road
parking. 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 and take the fourth turning on the left into Yarrow Road and the property will be found in a corner site and can be recognised by our "For Sale" board.

Situation

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. Within the village amenities include a Post Office/shop, farm shop and café, two public houses, 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:

- * A very well presented double fronted semi detached house constructed approximately 8 years ago.
- * Occupying a choice position on a corner plot within walking distance to the primary school which is located on the development, lovely landscaped parkland and the railway station.
- * An excellent layout for modern living.
- * Ground floor cloakroom.

* Open plan kitchen/dining room with built-in oven, hob and extractor, plumbing for washing machine, built-in dishwasher, freestanding fridge/freezer, door to handy storage cupboard. Open access to the dining area with space for table and chairs, window and French doors opening onto the patio and rear garden.

* Light and airy lounge with window to front and side.

- * Double aspect main bedroom with door to en-suite.
- * En-suite comprises of shower cubicle, wash hand basin, WC window and radiator.
- * Second double bedroom which also has a double aspect and a third single bedroom ideal for home workers.
- * Family bathroom comprises of bath with mixer tap, wash hand basin, WC, window and radiator.
- * Low maintenance rear garden with lawn, patio area, raised beds and gate.
- * Off road parking on a driveway located to the side of the property beyond which is a single garage which has power and light connected.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating : B

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