



26 Flux Drive

Deddington

A FOUR BEDROOM TOWNHOUSE LOCATED IN THE VERY POPULAR VILLAGE OF DEDDINGTON WITH GARAGE AND PARKING

Entrance hall, living/dining room, downstairs WC, four bedrooms, ensuite, family bathroom, rear garden, garage.
Energy rating B.

£525,000 FREEHOLD



Situation

The village of Deddington offers many amenities including several shops providing for everyday needs, post office, Health and Community Centres, library, hotel and restaurant, recreation ground and for people wishing to worship there is the Church of St Peter and St Paul. Also within the village there is the Church of England primary school plus Deddington falls within the Warriner catchment for secondary education. Private schools include Bloxham, Tudor Hall, Sibford and Stowe. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junctions 10 or 11.

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:

- * Well presented throughout.
- * Entrance hall with stairs to first floor.
- * Modern kitchen fitted with a range of base and eye level units with integrated appliances including oven and gas hob, dishwasher, washing machine and fridge freezer.

- * Living/dining room with patio doors opening to the rear garden, ample space for table and chairs and access to understairs cupboard.
- * First floor landing with access to storage cupboard.
- * Two double bedrooms both with space for wardrobes.
- * Further single bedroom.
- * Family bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin, window and extractor fan.
- * On the top floor is the spacious master suite which has ample space for wardrobes and drawers and benefits from two built-in wardrobes and two sky lights allowing in lots of light and access to large ensuite which comprises of shower cubicle, WC, wash hand basin, heated towel rail, window and extractor fan.
- * Low maintenance rear garden with patio space ideal for al fresco dining and the remainder mainly being laid to lawn with gate leading to parking area.
- * Driveway parking leading to the garage which has an up and over door, light and power.

Services

All mains services are connected. The gas fired boiler is located in a kitchen cupboard.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

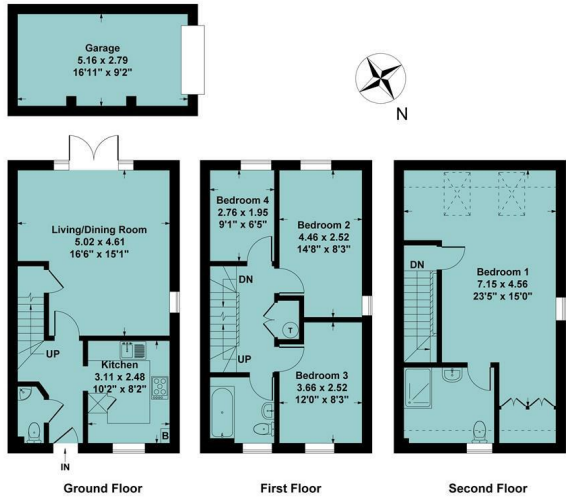
Energy rating: B

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

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

Floor Plans



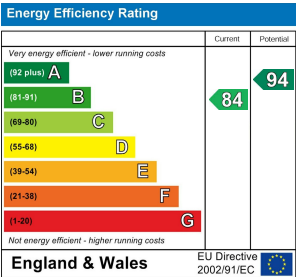
Ground Floor Approx Area = 38.17 sq m / 411 sq ft
First Floor Approx Area = 38.17 sq m / 411 sq ft
Second Floor Approx Area = 38.17 sq m / 411 sq ft
Garage Approx Area = 14.39 sq m / 155 sq ft
Total Area = 128.90 sq m / 1388 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.