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.

Kitchen 15'2 x 9'3 4.62m x 2.83m Dining Room 12'2 x 9'1 3.71m x 2.76m Sitting Room 12'0 x 11'11 3.65m x 3.64m

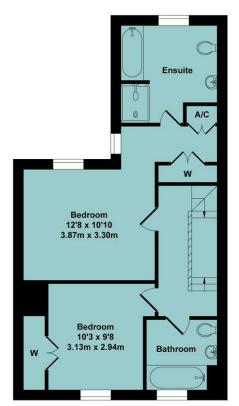
Ground Floor

Approx. Floor

Area 527 Sq.Ft.

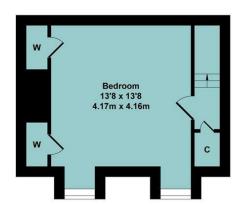
(49.0 Sq.M.)

First Floor Approx. Floor Area 527 Sq.Ft. (49.0 Sq.M.)

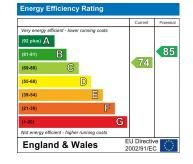


Second Floor Approx. Floor Area 268 Sq.Ft. (24.90 Sq.M.)





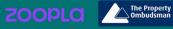
Total Approx. Floor Area 1322 Sq.Ft. (122.90 Sq.M.) All items illustrated on this plan are included in the "Total Approx Floor Area"



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rightmove A RICS





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 their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



13 Bloxham Court, Bloxham, Oxfordshire, OX15 4FL

Approximate distances
Banbury 4 miles
Chipping Norton 10 miles
Junction 11 (M40) 6 miles
Oxford 23 miles
Banbury to London Marylebone

Banbury to London Marylebone by rail approx. 55 mins Banbury to Birmingham by rail approx. 50 mins Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED THREE BEDROOM TOWNHOUSE WITH PARKING LOCATED IN THE POPULAR VILLAGE OF BLOXHAM NEAR LOCAL SCHOOLS AND SHOPS

Entrance hall, sitting room, downstairs WC, kitchen, dining room, three bedrooms, en-suite to master, family bathroom, rear garden, car port and parking space. Energy rating C.

Offers in Excess Of £350,000 FREEHOLD











the village passing the shops on the right hand side and bear left at the mini roundabout onto the Barford Road. After a short distance take the first turning on the right into Bloxham Court and the property will be found in front of you at the end of the road.

Directions

Situation
BLOXHAM lies approximately 3 miles away from
Banbury. It is a highly sought after and well
served village with amenities including shops,
public houses parish church independent and

public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

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 well presented three bedroom townhouse located near primary and secondary school.
- * Close to local shops.
- * Entrance hall with wood flooring, open understairs storage and storage cupboard and stairs rising to first floor.
- * Sitting room with built-in shelving either side of the gas fire.
- * Kitchen fitted with a range of cream base and eye level units, integrated appliances to include fridge freezer, oven with four ring gas hob, dishwasher, space and plumbing for washing machine, tiled flooring, door to rear garden. opening to dining room.
- * Dining room with ample space for table and chairs, patio doors opening to the garden.
- * Downstairs WC with wood flooring, WC and wash hand basin, window, radiator.
- * First floor landing.
- * Master bedroom with two windows overlooking the rear garden, built-in wardrobe and airing

cupboard. En-suite comprising shower cubicle, bath, WC, wash hand basin, window and extractor fan.

- st Further bedroom with built-in wardrobes.
- * Bathroom located on the first floor fitted with a suite comprising bath, WC, wash hand basin, window and extractor fan.
- * Further double bedroom located on the top floor with two windows and two good sized storage cupboards.
- * The rear garden has a patio area for table and chairs with the rest mainly laid to lawn. Gated access leading to a path which leads to the front.
- * Two parking spaces, one of which is a car port located to the area of the left and the other parking space to the right.

Local Authority

Cherwell District Council. Council tax band ${\bf D}.$

Services

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Proceed through

All mains services are connected. The gas fired boiler is located in a cupboard on the top floor.

Viewing

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

Energy rating: C

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

