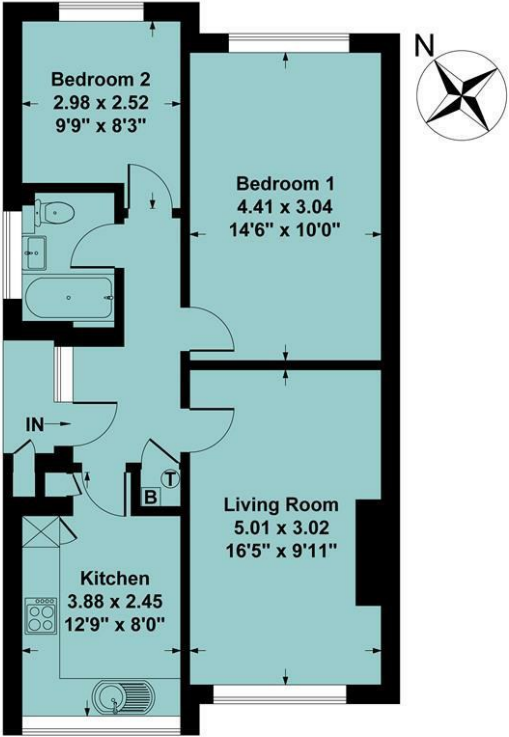


Agents Note

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.

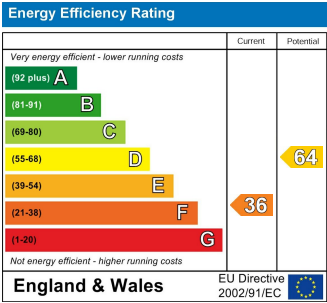


Ground Floor

Ground Floor Approx Area = 57.80 sq m / 622 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



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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.



2 Holbech Hill
Farnborough



2 Holbech Hill, Farnborough, Oxfordshire, OX17 1EB

Approximate distances
Banbury 7 miles
Southam 8 miles
Leamington Spa 14 miles
Junction 12 (M40 motorway) 8 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A VERY WELL PRESENTED SEMI DETACHED TWO BEDROOM BUNGALOW TUCKED AWAY IN A SMALL ENCLAVE OF SIMILAR PROPERTIES WITHIN THIS DELIGHTFUL VILLAGE ON THE NORTH OXFORDSHIRE/WARWICKSHIRE BORDERS OFFERED WITH NO ONWARD CHAIN

Recessed porch, hall, sitting room, kitchen/breakfast room, two bedrooms, bathroom, electric heating via radiators, easily manageable gardens to front and rear, communal off road parking. Energy rating F.

Guide Price £240,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A432). After approximately 7 miles take the second turning signposted to Farnborough. Follow Main Street for approximately a ¼ of a mile until Holbech Hill will be found on the right hand side. The property will be found on the right and can be recognised by our "For Sale" board.

Situation

Farnborough is an idyllic Oxfordshire village situated to the north of Banbury. The village is best known for the National Trust House Farnborough Hall, which still owns a number of properties within the village. Farnborough has a village hall, parish church and active village community. There is a primary school and shops in the nearby village of Fenny Compton, about 2 miles away. The property is well situated for access to the M40 (Jcts 11&12). Frequent train services from Banbury (London/Marylebone). There is a good range of schools nearby, including a primary school at Fenny Compton, comprehensive at Kineton, Grammar at Stratford, Preparatory at St Johns Priory (Banbury) and The Croft (Stratford). Public and private schools at Bloxham, Tudor Hall, Warwick and Sibford. Further shopping, leisure and cultural amenities can be found in Banbury and further afield in Oxford, Leamington, Warwick and Stratford upon Avon.

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 semi detached brick built bungalow which forms part of a small enclave of properties within this desirable village located on the North Oxfordshire/South Warwickshire borders between Banbury and Southam.
- * Modern fittings throughout, uPVC double glazing, cavity wall insulation and electric heating via radiators.
- * Relatively quiet spot with no passing traffic and farmland opposite.
- * Ideal opportunity for downsizers or first time buyers.
- * Recessed porch with storage and hall with built-in airing cupboard housing the Potterton electric boiler.
- * Sitting room with wall mounted electric fire, engineered wood floor and window to front.
- * Kitchen/breakfast room with a range of white gloss units incorporating a built-in oven, ceramic hob and extractor, integrated fridge and freezer, large window to front overlooking the green space.
- * Main double bedroom with window to rear overlooking the garden.

- * Second small double/large single bedroom with window to rear.
- * Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, heated towel rail, window.
- * Communal off street parking.
- * There is a small neat lawned front garden and a path at the side leads to the rear garden where steps lead up to a neat lawned area which affords a high degree of privacy.
- * There is a monthly service charge of approximately £38 payable to Orbit Housing Association for the communal areas to the front.
- * No upward chain.

Services

All mains services are connected with the exception of gas. The Potterton electric boiler is located in the airing cupboard off the hall.

Local Authority

Stratford upon Avon District Council. Council tax band B.

Viewing

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

Energy rating: F

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.

