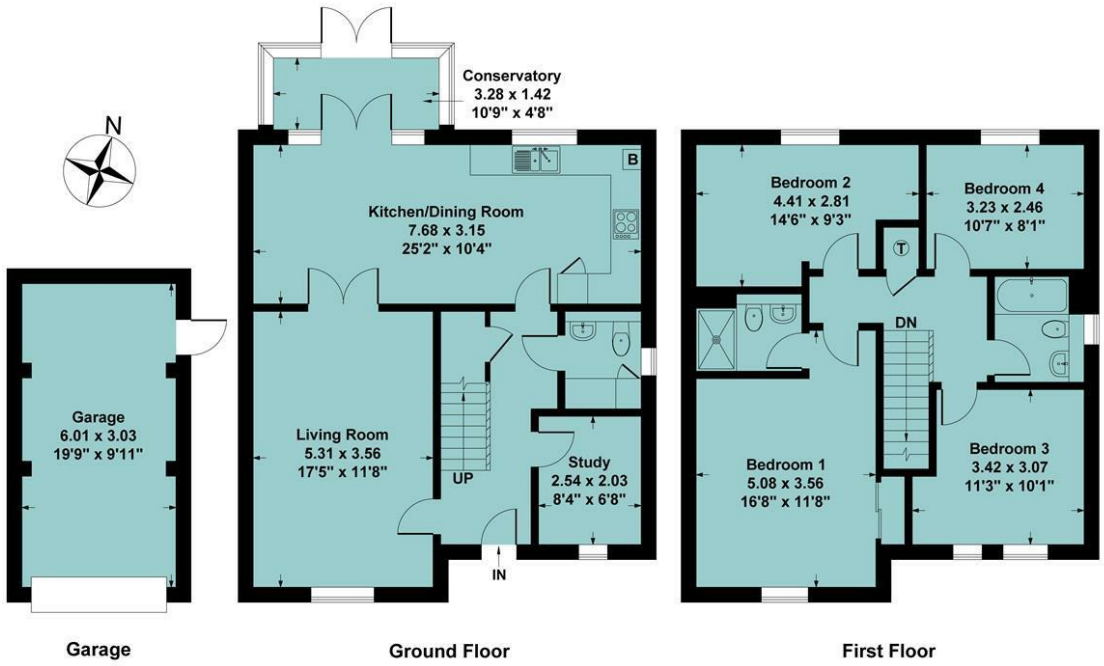
Agents Note

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

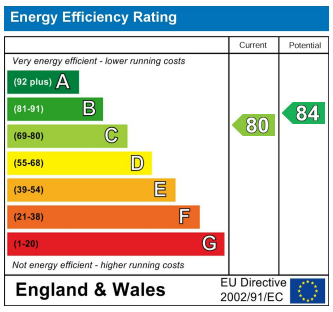
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 Approx Area = 69.44 sq m / 748 sq ft
First Floor Approx Area = 63.80 sq m / 687 sq ft
Garage Approx Area = 18.33 sq m / 197 sq ft
Total Area = 151.57 sq m / 1632 sq ft

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

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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.



2 Wiggins Close
Bloxham

Anker

2 Wiggins Close, Bloxham, Oxfordshire, OX15 4GT



Approximate distances
Banbury town centre 4.7 miles
Banbury railway station 4 miles
M40 (Junction 11) 5.8 miles
Chipping Norton 9.5 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

OFFERED TO THE MARKET IN IMMACULATE CONDITION IS THIS FOUR DOUBLE BEDROOM DETACHED PROPERTY BENEFITTING FROM TWO RECEPTION ROOMS, A MODERN KITCHEN DINER PLUS A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, study, downstairs cloakroom/utility, kitchen/diner, conservatory, four double bedrooms, ensuite, family bathroom, rear garden, garage and driveway. Energy rating C.

£485,000 FREEHOLD











Directions

From Banbury proceed in a Southwesterly direction toward Chipping Norton (A361). Travel through the village passing the church on the left hand side and at the mini roundabout bear left into the Barford Road and continue for a further ¼ of a mile and take the second left hand turning into Golby Road. At the park bear left and then take the first left into Wiggins Close and the property will be found on the right hand side.

Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, 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:

* Entrance hall with doors to the living room, study, cloakroom, understairs storage, kitchen/diner, stairs to the first floor and tiled flooring.

* Study with window to front and laminate flooring.

* Cloakroom/utility with a WC and wash hand basin, a worktop with integrated washing machine under and a full height storage cupboard, tiled flooring and a window to the side.

* Living room with window to front, double doors to the rear leading to the kitchen/diner and laminate flooring.

* Kitchen/diner with laminate flooring, a range of base and eye level units, inset sink and integrated appliances to include eye level double oven, five ring gas hob and extractor over, dishwasher and fridge freezer, ample space for table and chairs, double doors to the living room, window overlooking the garden and double doors leading to the conservatory.

* Conservatory with space for coats and shoes, a small seating space and windows and door to the rear garden.

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

* The master bedroom is a large double with built-in wardrobes and an ensuite comprising a double walk-in shower cubicle, WC and wash hand basin, recessed shelving, tiled floor, part tiled walls and heated towel rail.

* Bedroom two is a double with a window to the rear.

* Bedroom three is a double with a window to the front.

* Bedroom four is a double with a window to the rear.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, recessed shelving, window to the side, tiled floor, part tiled walls and a heated towel rail.

* The rear garden is mostly laid to lawn with a range of mature bushes and trees. There is a large storage area behind the garage which currently houses a shed and two greenhouses. Outside tap and power points. Gated side access to the driveway as well as a pathway which leads to a personal door into the garage.

* Garage with up and over door, personal door, light, power and eaves storage.

* Off road parking on the driveway for at least two cars.

Agent's note

There is an estate/service charge of approximately £400 per annum.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

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.

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 £35 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.