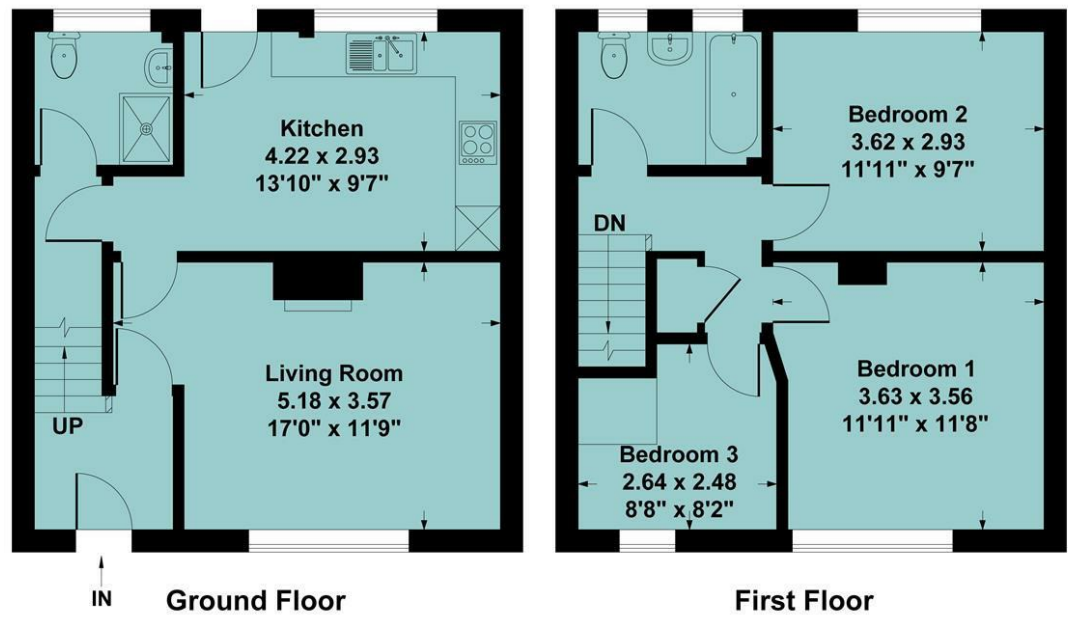


Agents Note

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 = 41.36 sq m / 445 sq ft
First Floor Approx Area = 41.36 sq m / 445 sq ft
Total Area = 82.72 sq m / 890 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



60 Park End
 Bodicote



60 Park End, Bodicote, Oxfordshire, OX15 4DH

Approximate distances

Banbury 2 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1 mile (rear access)
Stratford upon Avon 22 miles
Leamington Spa 21 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACED HOME LOCATED IN THE POPULAR VILLAGE OF BODICOTE

Entrance hall, living room, kitchen/breakfast room, downstairs shower room, three bedrooms, family bathroom, rear garden, driveway. Energy rating D.

£310,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction along the Oxford Road (A4260). Travel under the flyover and continue along the Oxford Road and turn right approximately 150 yards before the traffic lights into Broad Gap. After a short distance the property can be found on the right hand side on Broad Gap.

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, Cotefield Nurseries and coffee shop, 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 Banbury and Oxford.

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:

* Beautifully presented throughout.

* Ideal for first time buyers.

* Off road parking on the driveway.

* Low maintenance rear garden.

* Entrance hall with stairs to first floor and Oak flooring continuing into the living room.

* Light and airy living room with window to front, Oak flooring and electric fireplace.

* Immaculately presented kitchen with wall and base mounted units with wood effect worktops over, integrated oven, hob and extractor, integrated washing machine, window and door to rear, space for table and chairs.

* Downstairs shower room comprising WC, wash hand basin, shower cubicle, window, fully tiled walls.

* First floor landing with access to airing cupboard and loft.

* The master bedroom is a double with space or wardrobes and drawers, window to front.

* The second bedroom is also a double with window overlooking the rear garden and space for wardrobes.

* Third single bedroom with window to front.

* Family bathroom comprising bath, WC, wash hand basin, two windows and part tiled walls.

* Beautiful low maintenance rear garden with patio area ideal for table and chairs,, small lawned area with path leading down to block paving, again, ideal for table and chairs.

* To the front of the property there is off road parking on the driveway for two cars.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: D

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.