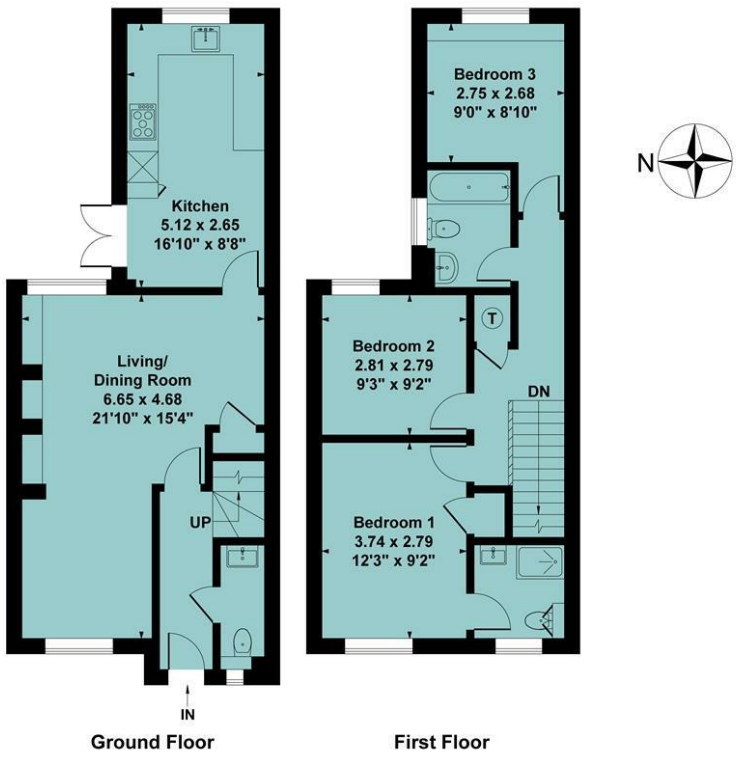
Agents Note

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

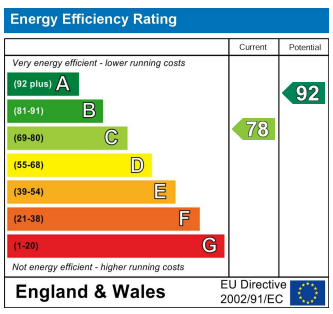
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 46.12 sq m / 496 sq ft
First Floor Approx Area = 44.91 sq m / 483 sq ft
Total Area = 91.03sq m / 979 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.



1 Pinson Close
Little Bourton

Anker

1 Pinson Close, Little Bourton, Oxfordshire, OX17 1FG



Approximate distances
Banbury 2 miles
Southam 8 miles
Oxford 30 miles
Junction 11 (M40 motorway) 4 miles
Banbury railway station 4 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

OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN AND WELL MAINTAINED THREE BEDROOM END OF TERRACE HOUSE LOCATED IN A POPULAR VILLAGE ON THE OUTSKIRTS OF BANBURY

Hall, cloakroom, living/dining room kitchen/breakfast room, master bedroom with en-suite shower room, two further bedrooms, family bathroom, car port and further tandem space, good sized garden. Energy rating C.

£350,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately two miles turn right where signposted to Little Bourton. On entering the village take the first turning right into Pinson Close and follow the road around to the left and the property will be found ahead of you on the left hand end of the terrace.

Situation

LITTLE BOURTON is located approximately two miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including a parish church, Methodist chapel, two public houses, doctors surgery, coffee shop/tea room, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

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 Oak flooring, door to downstairs WC, door to the living/dining room and stairs to the first floor.

* Downstairs WC comprising WC, wash hand basin and window to the front.

* Living/dining room with Oak flooring continued from the entrance hall, window to front, ample space for dining furniture, ornamental fireplace with mantle over, window to rear, understairs storage and door to the kitchen/breakfast room.

* Kitchen/breakfast room fitted with a range of modern gloss base and eye level units with a worktop over, integrated appliances to include a Neff oven, five ring induction Neff hob and extractor over, under counter freezer, integrated wine fridge, integrated washing machine, integrated dishwasher, space for a free standing American style fridge freezer, inset sink, tiled splashback, tiled flooring, window to the rear and a door to the garden, space for a breakfast table.

* First floor landing with hatch to loft and airing cupboard housing the hot water tank. The loft has been boarded for additional storage.

* The master bedroom is a large double with a built-in storage cupboard, a window to front and an ensuite comprising corner shower cubicle, WC and wash hand basin, part tiled walls and window to front.

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

* Bedroom three is a single currently being used as a study with a window to the rear.

* Family bathroom fitted with a white suite comprising bath with shower over, WC, wash hand basin and window to the side overlooking the rear garden.

* The rear garden is larger than average, mostly laid to lawn and completely enclosed be fencing. There is a small patio area and gated side access which leads to the car port.

* There is parking for one car under the car port and another space immediately in front of it.

* Electric car charging point and 12 x 400w solar panels and a battery (total battery storage 10.24 kw). The property benefits from free/reduced energy bills through the day and benefits from selling solar back to the grid also (depending on the tariff).

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band D.

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.