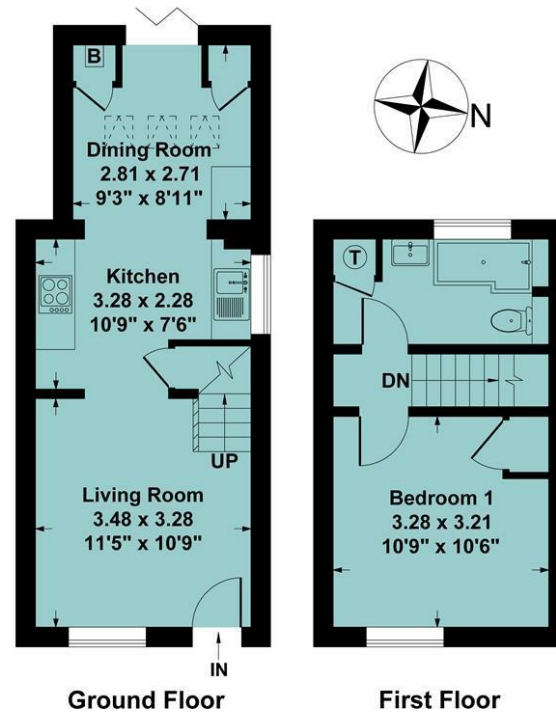


Agents Note

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 = 27.40 sq m / 295 sq ft
First Floor Approx Area = 19.38 sq m / 209 sq ft
Total Area = 46.78 sq m / 504 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			
(92-100) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 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.



100 Bull Baulk
 Middleton Cheney



100 Bull Balk, Middleton Cheney, Oxfordshire, OX17 2SR

Approximate distances
Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

AN EXTENDED ONE BEDROOM HOME IDEAL FOR FIRST TIME BUYERS LOCATED IN THE POPULAR VILLAGE OF MIDDLETON CHENEY

Living room, kitchen, dining room, bedroom, bathroom, landscaped rear garden, allocated parking space. Energy rating C.

£240,000 FREEHOLD



Directions

From Banbury Cross proceed in an easterly direction toward Brackley (A422). After junction 11 of the M40 motorway continue to the roundabout at the top of Blacklocks Hill and turn left where signposted to Northampton (B4525). After approximately ¾ of a mile turn right where signposted to Middleton Cheney. Bull Balk will be found as a turning to the left hand side. Continue all the way to the end of the road and number 100 will be found on the right hand side.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

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:

- * Ideal for first time buyers.
- * Extended one bedroom home.
- * Low maintenance landscaped rear garden.
- * Allocated parking and visitors spaces.
- * Spacious living room with window to the front, stairs to first floor and access to understairs storage cupboard
- * Extended kitchen/dining room with wall and base mounted units, integrated oven, gas hob and extractor, space for fridge/freezer, space and plumbing for washing machine, window to side.

* Dining area with ample space for a table, three skylights and bi-fold doors opening to the rear garden.

* First floor landing with access to loft.

* Double bedroom with window to front and built-in storage cupboard.

* Bathroom comprising of bath with shower over, WC, wash hand basin, window and extractor fan.

* Low maintenance rear garden with decking area ideal for table and chairs. Small lawned area with tree, access to shed. Gated side access.

* Allocated parking space and additional visitors spaces.

Services

All mains services are connected. The gas fired boiler is located in a cupboard in the dining room.

Local Authority

West Northants District Council. Council tax band A.

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 £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.