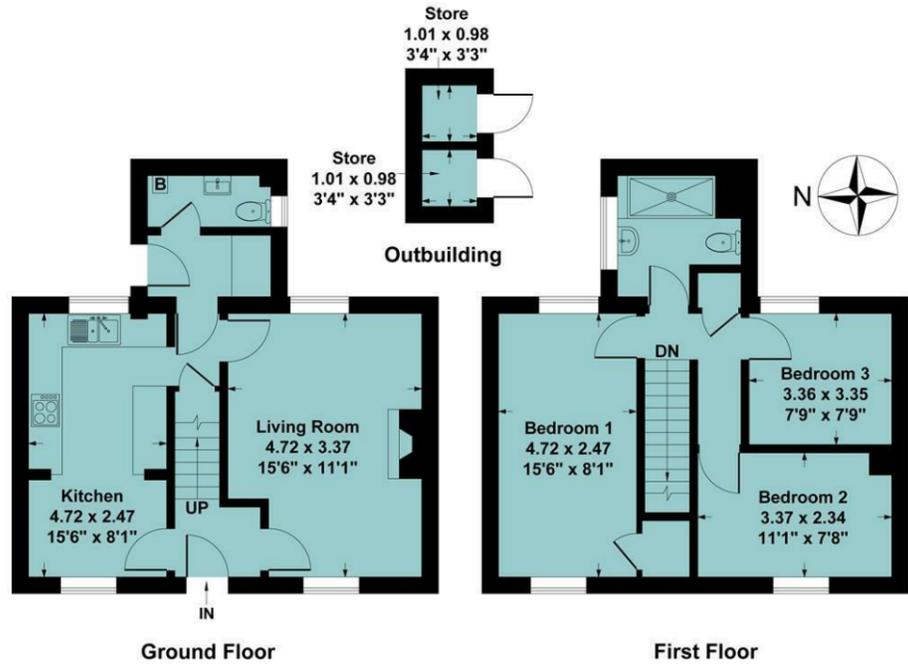


**Agents Note**

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**  
**First Floor**  
**Ground Floor Approx Area = 38.68 sq m / 416 sq ft**  
**First Floor Approx Area = 38.68 sq m / 416 sq ft**  
**Outbuilding Approx Area = 2.12 sq m / 23 sq ft**  
**Total Area = 79.48 sq m / 855 sq ft**

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

[www.focuspointhomes.co.uk](http://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		66	73
(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](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto: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.



29 The Avenue  
 Middleton Cheney



**29 The Avenue, Middleton Cheney,  
Oxfordshire, OX17 2PE**

**Approximate distances**

Banbury 3 miles  
 Brackley 9 miles  
 Oxford 25 miles  
 Northampton 20 miles  
 Junction 11 (M40 motorway) 1.5 miles  
 Banbury to London Marylebone by rail 55 mins approx.  
 Banbury to Oxford by rail 17 mins approx.  
 Banbury to Birmingham by rail 50 mins approx.

**A SEMI DETACHED THREE BEDROOM HOME LOCATED  
 IN THE HEART OF THIS EXCEPTIONALLY WELL SERVED  
 POPULAR VILLAGE WITH A LONG GARDEN**

**Entrance hall, living room, kitchen/diner,  
 downstairs WC, three bedrooms, wet room, store,  
 front garden, large rear garden. Energy rating D.**

**£290,000 FREEHOLD**



**Directions**

From Banbury proceed in an easterly direction toward Brackley (A422). Continue from the motorway junction along the A422 and at the roundabout at the top of Blacklocks Hill take the second exit where signposted to Middleton Cheney. Travel into the village and having passed the school and library on the left hand side the turning for The Avenue will be found on the right hand side. Number 29 can be found after a short distance on the left hand side where a "For Sale" board has been erected.

**Situation**

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in the South of the county. It has amenities not normally associated with village life. Facilities within the village include a chemist, three churches, vets surgery, library, village store, post office, café and popular public houses. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. The village hall offers a range of clubs & societies for all ages and there is schooling to cover Kindergarten 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.

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 three bedroom semi detached house located in the heart of this exceptionally well served village which lies on the West Northamptonshire/North Oxfordshire borders.

\* Accommodation arranged over two floors.

\* Long rear garden.

\* Walking distance to local schools.

\* Walking distance to local shop.

\* Entrance hall with stairs to first floor.

\* Dual aspect living room with fireplace having brick surround, picture rails.

\* Kitchen/diner comprising base and eye level units incorporating an oven and hob with extractor over, space for under counter fridge and freezer, space and plumbing for washing machine, diner area with space for table and chairs and window to front.

\* Downstairs WC with WC, wash hand basin, window and gas fired boiler located on the wall.

\* Rear hallway with door to rear garden.

\* First floor landing with access to storage cupboard.

\* Dual aspect master bedroom with built-in wardrobe.

\* Spacious second bedroom with window to front.

\* Single bedroom with window overlooking the rear garden.

\* Wet room comprising WC, wash hand basin and shower area.

\* Long rear garden which is mostly laid to lawn with hedgerow, greenhouse and access to outbuilding.

\* To the front of the property is a lawned garden.

**Services**

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

**Local Authority**

West Northamptonshire 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.