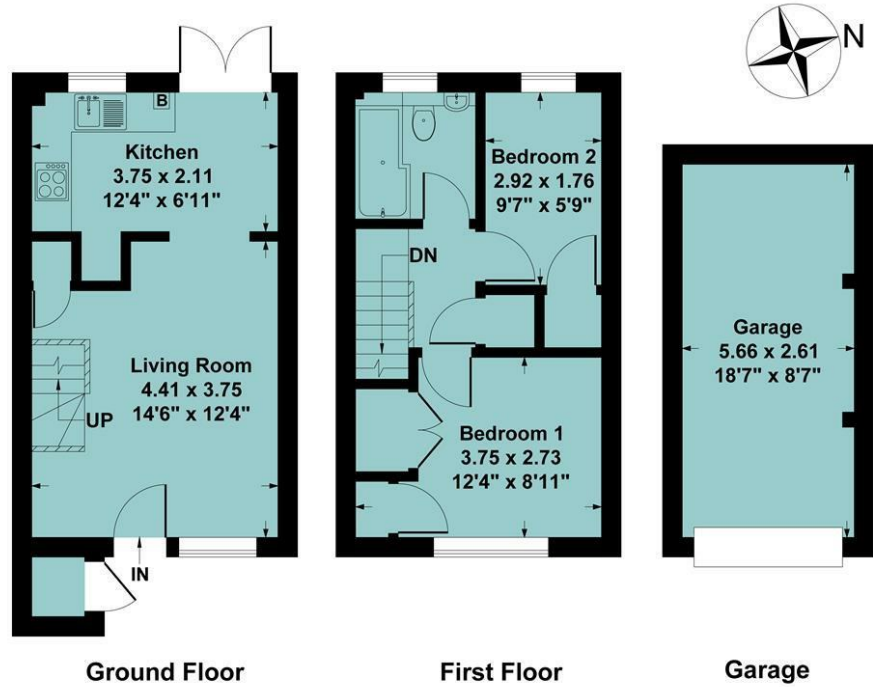


Agents Note

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 = 26.17 sq m / 282 sq ft
First Floor Approx Area = 25.17 sq m / 271 sq ft
Garage Approx Area = 14.77 sq m / 159 sq ft
Total Area = 66.11 sq m / 712 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 | | 76 | 81 |
| (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 | |

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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.



9 Lexton Gardens
 Middleton Cheney



9 Lexton Gardens, Middleton Cheney, Oxfordshire, OX17 2LA

Approximate distances

Banbury 3.25 miles
Brackley 9 miles
Oxford 25 miles
Northampton 20 miles
Junction 11 (M40 motorway) 1.5 miles
Banbury to London Marylebone by rail 65 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A MODERN AND WELL PRESENTED TWO BEDROOM MID TERRACED HOME LOCATED IN A QUIET CUL-DE-SAC BENEFITTING FROM A GENEROUS REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING

Living room, kitchen, two bedrooms, bathroom, rear garden, garage, allocated parking space. Energy rating C.

Offers in excess of £250,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill take the third exit at the roundabout towards Brackley. After approximately a mile take the next left and turn into Middleton Cheney. Take the fourth right hand turn into Waters Lane followed by the first left into Lexton Gardens. The property will be found in the terrace at the far end of the cul-de-sac.

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 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:

- * Living room with stairs to first floor, understairs storage, window to front, oak flooring and opening to the kitchen.
- * Kitchen fitted with a range of cream fronted base and eye level units with a wooden worktop, inset sink, integrated oven with electric four ring hob and extractor over, space and plumbing for washing machine, space for fridge freezer, window and double French doors opening to the garden, tiled splashback, oak flooring.
- * First floor landing with doors to all rooms hatch to loft and a storage cupboard.
- * Bedroom one is a double with window to front, two built-in wardrobes and laminate flooring.
- * Bedroom two is a single with window to rear and laminate flooring.
- * Bathroom fitted with a white suite comprising

bath with shower over, vanity wash hand basin, WC, tiled walls and flooring, heated towel rail, wall mounted smart mirror with lights and charging point, window to rear.

* The rear garden comprises a block paved patio immediately outside the rear doors with steps leading up to a large area of artificial grass. At the foot of the garden there is a decked seating area as well as a gravelled area and gated rear access with a walkway leading to the garage.

* Garage in a block - the third one from the left hand side.

Services

All mains services are connected. The boiler is located in a kitchen cupboard (installed approximately 3 years ago).

Local Authority

West Northants District Council. Council tax band B.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

Viewing

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

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.