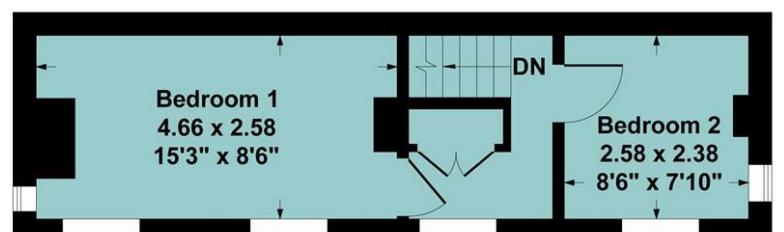


#### Agents Note

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.

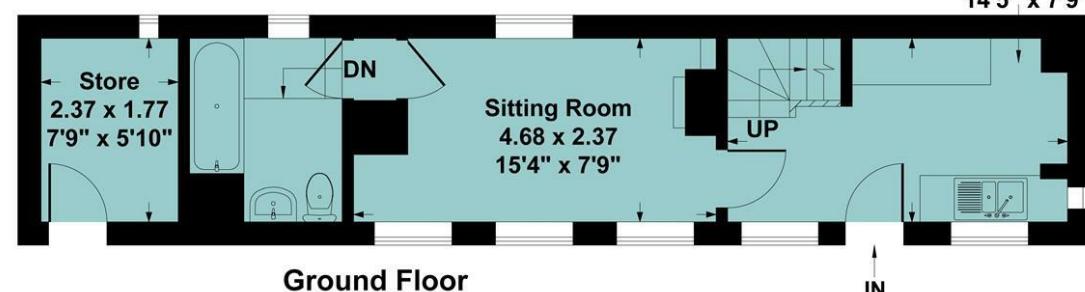
#### Referral fees

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.



First Floor

Kitchen/  
Dining Room  
4.39 x 2.36  
14'5" x 7'9"



Ground Floor

IN

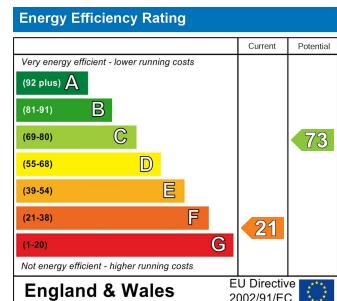
Ground Floor Approx Area = 31.42 sq m / 338 sq ft

First Floor Approx Area = 21.80 sq m / 235 sq ft

Total Area = 53.22 sq m / 573 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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the london office

ZOOPLA

The Property Ombudsman

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.



Jerash Helmdon Road  
Greatworth

Anker

Approximate distances  
Banbury 6 miles  
Junction 11 (M40 motorway) 7 miles  
Brackley 5 miles  
Oxford 30 miles  
Northampton 20 miles  
Banbury to London Marylebone by rail approx. 55 mins

**A QUIRKY AND INDIVIDUAL TWO BEDROOM  
DETACHED HOME OFFERED TO THE MARKET CHAIN  
FREE LOCATED IN THE POPULAR VILLAGE OF  
GREATWORTH**

**Kitchen/dining room, sitting room, two bedrooms,  
bathroom, external store, enclosed rear garden.  
Energy rating F.**

**£190,000 FREEHOLD**



**Directions**

From Banbury proceed in an easterly direction towards Brackley (A422). At the top of Blacklocks Hill turn left where signposted to Northampton (B4525). Travel for approximately 4 miles and turn right where signposted to Greatworth. On entering the village travel along Helmdon Road and the property will be found on the left hand side opposite the primary school.

**Situation**

GREATWORTH lies approximately 6 miles east of Banbury and 5 miles west of Brackley. Within the village there is a shop, primary school and pre-school, church, public house/restaurant and a sports and social club. It lies within the Chenderit secondary school catchment area at Middleton Cheney. There are good motorway connections for both junction 11 of the M40 and junction 15a of the M1.

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:

- \* Kitchen/dining room fitted with a range of base and eye level units, inset sink, space for appliances, under stairs storage cupboard, space for table and chairs, stairs to first floor, door to sitting room.
- \* Sitting room with three windows to front and one overlooking the rear garden, fireplace with ornamental surround, step down to the bathroom.
- \* Bathroom with bath, WC and wash hand basin, heated towel rail, window to rear.
- \* Landing with storage cupboard, window to front and doors to both bedrooms.
- \* Bedroom two with windows to front and side.
- \* Bedroom one is a double with two windows to front and one to the side.
- \* The rear garden is private and enclosed by a range of bushes and shrubs and comprises a lawned area and trees.
- \* External store cupboard accessed from the front.

\* On street parking.

**Services**

All mains services are connected with the exception of gas.

**Viewing**

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

**Energy rating: F**

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

**Local Authority**

South Northants District Council. Council tax band C.

**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.

