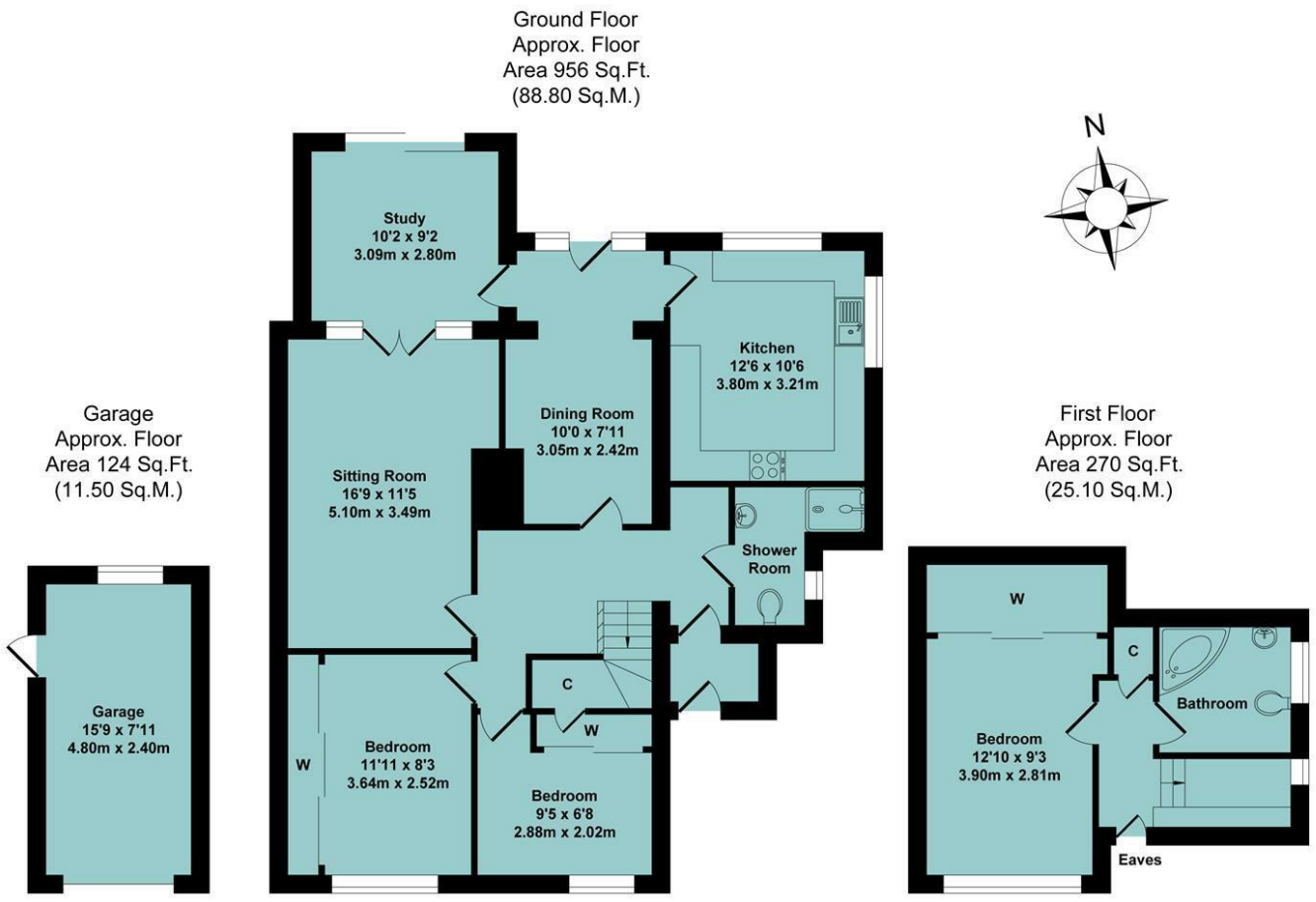
## Agents Note

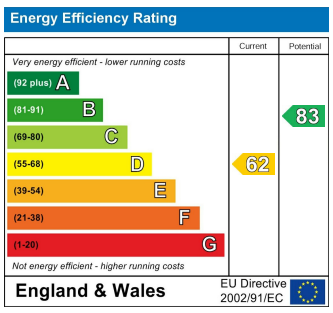
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.




Total Approx. Floor Area 1350 Sq.Ft. (125.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"





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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.




# 28 Rookery Close
# Bodicote

Anker

# 28 Rookery Close, Bodicote, Oxfordshire, OX15 4BA



Approximate distances
Banbury 1.5 miles
Junction 11 (M40 motorway) 3.5 miles
Oxford 22 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

**AN EXTENDED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW SITTING ON A LARGER THAN AVERAGE CORNER PLOT IN THE DESIRABLE VILLAGE LOCATION OF BODICOTE OFFERED FOR SALE WITH NO ONWARD CHAIN**

**Three bedrooms, kitchen, sitting room, dining room, downstairs shower room, first floor bathroom, garage, off road parking, large rear garden. Energy rating E.**

**£350,000 FREEHOLD**











## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Continue under the flyover and at the traffic lights opposite Bannatyne's turn right into Weeping Cross. Take the second turning on the left into Molyneux Drive and continue down the hill turning right into Redhouse Road which leads into Rookery Close. Bear right in Rookery Close and follow the road to the end and the property will be found on the in the corner on the left hand side.

BODICOTE is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as both Banbury and Bodicote Cricket Clubs and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

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:

* 28 Rookery Close is a large extended three bedroom dormer bungalow situated in a private corner plot with ample off road parking, a single garage and a larger than average rear garden.

* Accessed via a porch through to the entrance hall.

* The entrance hall leads through to the two ground floor bedrooms, sitting room, shower room and dining room.

* The dining room has doors to the rear garden and a door through to the kitchen.

* The kitchen is fitted with a large range of fitted units with space for cooking appliances and white goods.

* The sitting room with a feature fireplace leads through to a sun room overlooking the garden this could also be used as a dining room.

* The master bedroom is to the front of the property and has fitted wardrobes.

* Bedroom three is also on the ground floor with a window to the front of the property.

* A good size shower room completes the ground floor accommodation and is fitted with a WC , shower cubicle and wash hand basin.

* The first floor has a large double bedroom with fitted cupboards in to the eaves and a large bathroom fitted with a corner bath, WC and wash hand basin.

* The front of the property has off road parking for three/four cars and access to the single garage.

* The rear offers a large degree of privacy and is larger than average with mature shrubs and a patio area with access to the garage.

### 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 £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.