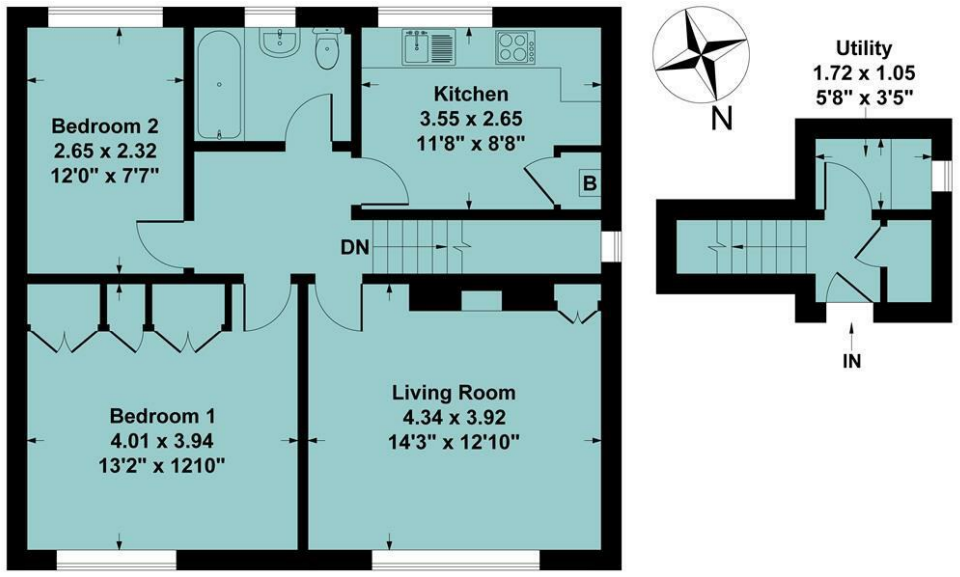
Agents Note

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

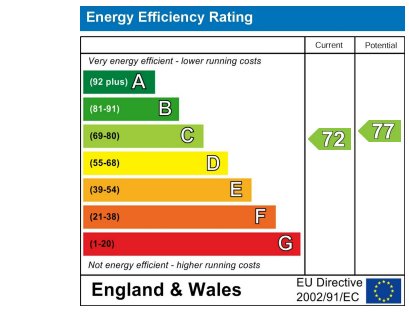
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 6.30 sq m / 68 sq ft
First Floor Approx Area = 64.81 sq m / 698 sq ft
Total Area = 71.11 sq m / 765 sq ft

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

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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.



8 Cumberford Close
Bloxham

Anker

8 Cumberford Close, Bloxham, Oxfordshire, OX15 4HN



Approximate distances
Banbury town centre 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Banbury railway station 5 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 EXCEPTIONALLY WELL PRESENTED RECENTLY REFURBISHED FIRST FLOOR TWO BEDROOM MAISONETTE IN THIS HUGELY POPULAR AND EXCEPTIONALLY WELL SERVED VILLAGE WITH ITS OWN GARDEN

Private hall with storage/utility, sitting room, kitchen/breakfast room, two double bedrooms, bathroom, gas ch via rads, uPVC double glazing, generous garden, communal off road parking. Energy rating C.

£220,000 LEASEHOLD











Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). After approximately 3 miles Bloxham will be reached. Travel into the village and turn right opposite Bloxham School into Courtington Lane and follow the road to the T-junction at the end. Turn left into Tadmarton Road and after a short distance turn right into Cumberford Close and immediately left into the small enclave of maisonettes where there is parking on the left. The property will be found on the right and can be recognised by our "For Sale" board.

Situation
BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, delicatessen, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

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 beautifully presented first floor maisonette located in a small enclave of similar properties within this desirable and exceptionally well served village.

* Recently refurbished throughout and offered with new fittings, smart décor and floor coverings complementing the spacious well lit accommodation.

* There is an entrance hall at ground floor level which leads to a useful utility/cloaks and storage area.

* The living room is big and has a feature ornamental fireplace with adjacent gas point, a large window to the front and fitted cupboards.

* The kitchen/breakfast room has a range of refitted units incorporating a brand new built-in oven, ceramic hob and extractor, space for fridge/freezer, plumbing for washing machine, ample space for table and chairs, storage cupboard housing the gas fired boiler.

* Main double bedroom which is a really good size with extensive built-in wardrobes with integrated shelving.

* Second double bedroom.

* Refitted bathroom with a white suite comprising panelled bath with shower over and tiled surround, wash hand basin and WC, heated towel rail, window and half panelled walls.

* There is a path to front and side leading to the front door and to the really good sized private back garden which includes a patio, lawn, large raised deck and shed. The neighbour in the flat below has shared use of the path at the side to access their back garden.

* There is communal off road parking at the front.

Services
All mains services are connected. The wall mounted Gloworm gas fired boiler is located in a cupboard in the kitchen.

Leasehold
The property is held on a lease which has 94 years remaining There is a quarterly service charge and ground rent combined which is currently £141.54. The Management Company is Sanctuary Housing.

Local Authority
Cherwell District Council. Council tax band B.

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 £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.