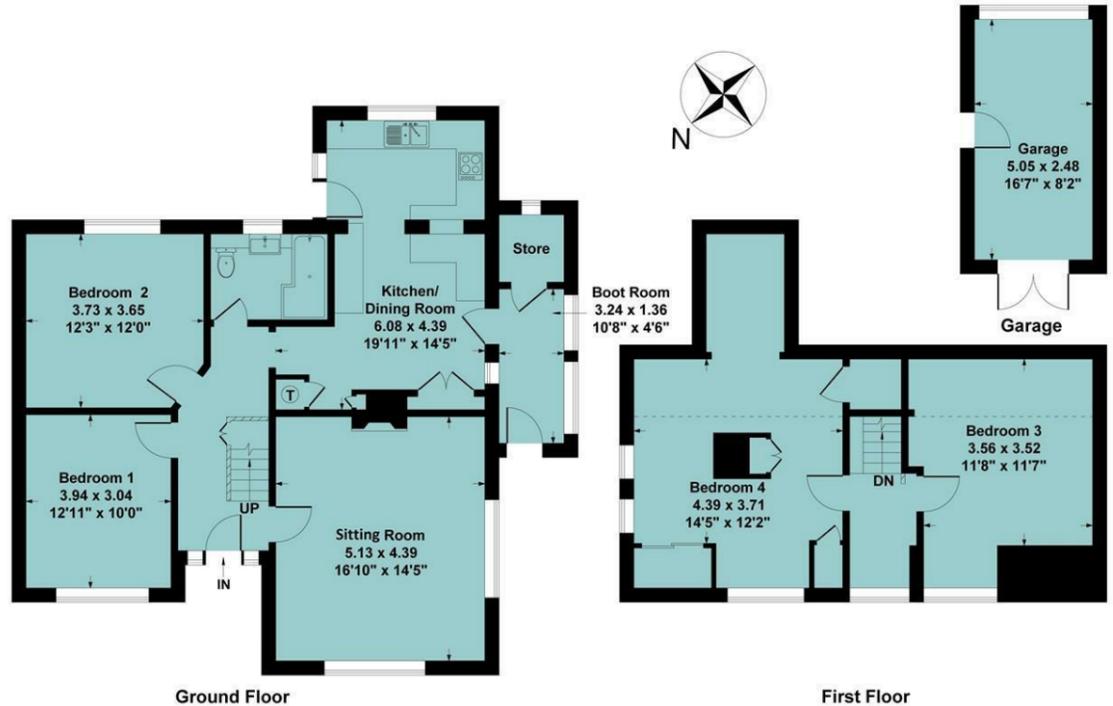


Agents Note

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 = 92.56 sq m / 996 sq ft
 First Floor Approx Area = 48.87 sq m / 526 sq ft
 Garage Approx Area = 12.52 sq m / 135 sq ft
 Total Area = 153.95 sq m / 1657 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			73
(55-65) D			
(39-54) E			
(21-38) F		32	
(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.



Yasna, High Street
 Cropredy



Yasna, High Street, Cropredy, Oxfordshire, OX17 1NG

Approximate distances

Banbury 4.5 miles
Southam 12 miles
Junction 11 (M40) 4.5 Miles
Oxford 30 miles
Stratford upon Avon 25 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

A SEMI DETACHED INDIVIDUAL NON ESTATE CHALET BUNGALOW WITH FLEXIBLE ACCOMMODATION LOCATED IN THE HEART OF THIS DESIRABLE AND HISTORIC CANALSIDE VILLAGE

Hall, sitting room, kitchen/breakfast room and utility, bathroom, four bedrooms, extensive driveway parking, garage, lovely gardens with church tower view. Energy rating F.

£435,000 FREEHOLD



Directions

From Banbury proceed in a northerly direction toward Southam (A423). After approximately 3 miles turn right where signposted to Great Bourton and Cropredy. Travel through Great Bourton and continue to Cropredy. Continue via Station Road into The Green and turn right passing The Mulberry Café and continue into High Street. The property will be found after a short distance on the right and can be recognised by our "For Sale" board.

CROPREDY is a well served village famous for the battle of Cropredy Bridge, the canal which runs through it and the annual Fairport Convention Festival Weekend. Amenities include a parish church, Methodist chapel, two public houses, doctors surgery, The Mulberry café, sports field for football, tennis and cricket clubs, children's play area, primary school and bus service.

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:

- * An individual non-estate residence.
- * Located centrally in the conservation area of this historic canalside village within walking distance of the canal wharf, marina, primary school, pubs and sports facilities. Cropredy has a large number of clubs and societies creating a sense of community.
- * Flexible accommodation which can be used as four bedrooms and one reception room or two reception rooms and three bedrooms as required.
- * We believe that most prospective purchasers will wish to carry out some modernisation.
- * Extensive off road parking on the driveway to front and side leading to a single garage.
- * Hall with laminate wood effect floor and main living room with open fire, double aspect with windows to front and side, picture rails.
- * Spacious kitchen/breakfast room which is semi open plan and includes a breakfast bar, work surfaces, door to side porch and boot room with power and light connected and part glazed door to the front.

* Two ground floor double bedrooms or one and a reception room as required. On the first floor there is another generous double bedroom with window to rear and exposed wood floor as well as another bedroom which is either a large single or small double and could be used as an office if preferred.

* A charming well tended and well stocked rear garden with patio, lawn and borders, greenhouse and personal door to the single garage.

Services

All mains services are connected with the exception of gas. Heating is by way of electric night storage.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: F

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.