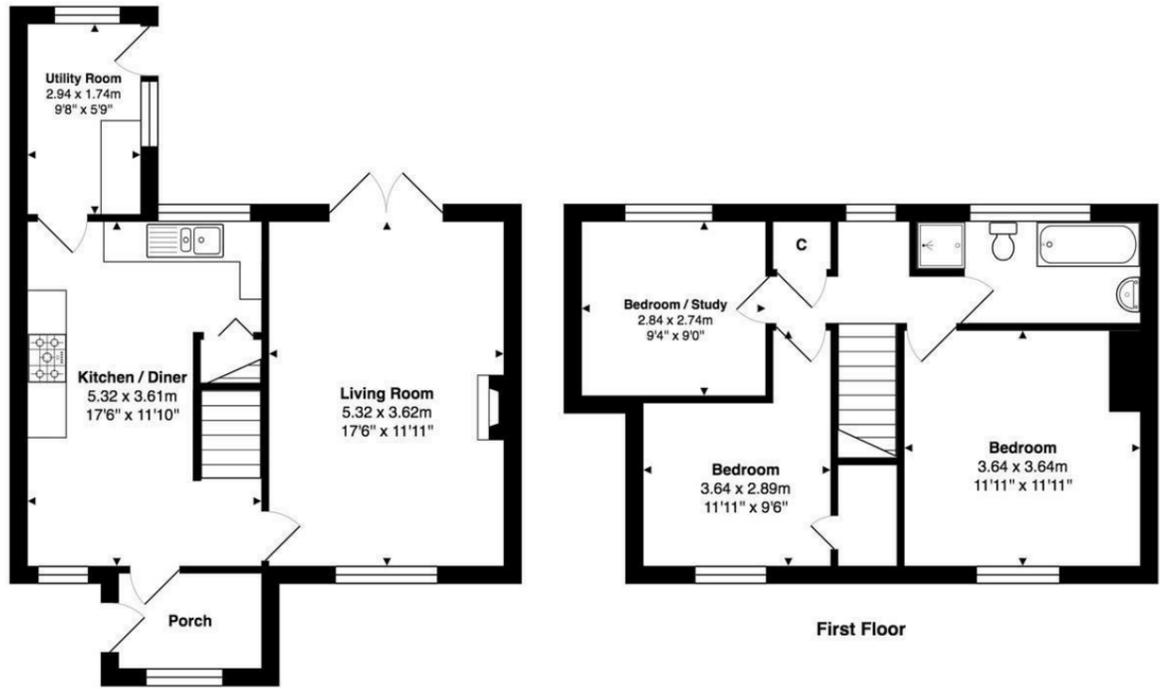


Agents Note

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

First Floor

Approximate Gross Internal Area

91.3 m² ... 983 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 83 |

England & Wales EU Directive 2002/91/EC

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 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.



23 Midway
 Middleton Cheney



**23 Midway, Middleton Cheney,
Oxfordshire, OX17 2QN**

Approximate distances

Banbury 3 miles
 Brackley 9 miles
 Oxford 25 miles
 Northampton 20 miles
 Junction 11 (M40 motorway) 1.5 miles
 Banbury to London Marylebone by rail 55 mins approx.
 Banbury to Oxford by rail 17 mins approx.
 Banbury to Birmingham by rail 50 mins approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL MAINTAINED AND SPACIOUS THREE BEDROOM TERRACED HOME BENEFITTING FROM A MODERN KITCHEN/DINER, A GENEROUS REAR GARDEN PLUS OFF ROAD PARKING

Entrance porch, kitchen/dining room, living room, utility room, three bedrooms, bathroom, front and rear gardens, off road parking. Energy rating D.

£320,000 FREEHOLD



Directions

From Banbury Cross proceed in an easterly direction toward Brackley (A422). After junction 11 of the M40 motorway continue to the roundabout at the top of Blacklocks Hill and turn left where signposted to Northampton (B4525). After approximately ¾ of a mile turn right where signposted to Middleton Cheney. Bull Balk will be found as a turning to the left hand side after approximately a ¼ of a mile. Follow the road and after a short distance take the turning on the left into Midway. Upon entering

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school 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. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

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:

- * Entrance porch with ample space for coats and shoes, window to front and door to the kitchen/diner.
- * Kitchen/diner fitted with a range of base and eye level units with worktop over, range cooker (included in the sale) with extractor over, inset sink, integrated slimline dishwasher, integrated microwave, understairs storage cupboard, door to utility, window to rear, laminate flooring and stairs to first floor.
- * Utility fitted with additional worktop, space and plumbing for washing machine, space for under counter freezer or tumble dryer, window and door to rear garden.
- * Dual aspect living room with window to front, electric fire with ornamental surround, double French doors opening to the rear garden. and laminate flooring.
- * First floor landing with doors to all bedrooms, window to rear, airing cupboard housing the boiler and hatch to loft.
- * Bedroom one is a large double with window to front.
- * Bedroom two is a double with window to front.

- * Bedroom three is a large single/small double with window to rear.
- * Family bathroom fitted with a shower cubicle, bath, WC and wash hand basin, tiled walls, heated towel rail and window to rear.
- * The rear garden is mainly laid to lawn with a decked area immediately outside the back doors, a border of plants and shrubs, side access via an alleyway to the front, a pathway leads to gate at the rear where there are two off road parking spaces.
- * To the front there is a small lawned area with a border of plants and shrubs.

Services

All mains services are connected. The boiler is located in the airing cupboard on the landing.

Local Authority

West Northants District Council. Council tax band B.

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 £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.