Anker



64 Wards Crescent

Bodicote

A THREE BEDROOM SEMI DETACHED HOUSE ON THE EDGE OF THIS POPULAR VILLAGE IMMEDIATELY SOUTH OF BANBURY WITH EXCELLENT AMENITIES INCLUDING A HIGHLY REGARDED PRIMARY SCHOOL

Hall, sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, garage and generous driveway parking, good sized rear garden, no upward chain. Energy rating C.

£325,000 FREEHOLD







Situation

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 The Bodicote Cricket Club and Bodicote Players Amateur Dramatics. Within the village amenities include a Post Office/shop, farm shop and café, two public houses, Cotefield Nurseries and coffee shop, 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:

* A brick built semi detached house conveniently located within walking distance of facilities including the Post Office/shop which is only yards away, bus stop and other amenities in the village including the primary school.

* Also close at hand are miles of footpaths through open countryside.

* Larger than average gardens with the main area lying to the rear including a full width deck and steps down to a large patio and BBQ area with fitted pizza oven with log store under, circular lawn beyond. There is additional storage underneath the deck with space for garden furniture and accessories.

* Sitting room with large window to front, wall mounted inset log effect fire, semi open plan to the dining room which has laminate wood effect floor and window to the rear overlooking the garden.

* Kitchen with a range of base and eye level wood effect units incorporating a built-in oven, gas hob and integrated extractor, plumbing for dishwasher and washing machine, integrated fridge and freezer, wall mounted gas fired boiler, ceramic tiled floor, door and window to the rear, door to built-in understairs cupboard.

* Main double bedroom with large window to front.

* Second bedroom with window to rear and third with window to front.

* Bathroom fitted with a white suite comprising panelled bath with large drench overhead shower, wash hand basin and WC, ceramic tiled floor, heated towel rail, window, door to built-in cupboard.

* Generous off road parking on the block paved driveway for 3/4 vehicles beyond which an up and over door opens to the single attached garage which has a personal door to the rear, light and power connected.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

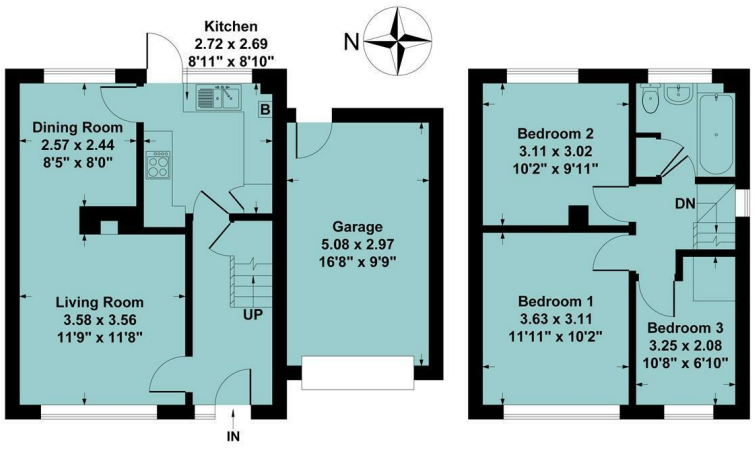
Energy rating: C

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.

Floor Plans



Ground Floor Approx Area = 35.46 sq m / 382 sq ft
First Floor Approx Area = 35.46 sq m / 382 sq ft
Garage Approx Area = 15.08 sq m / 162 sq ft
Total Area = 86.00 sq m / 926 sq ft

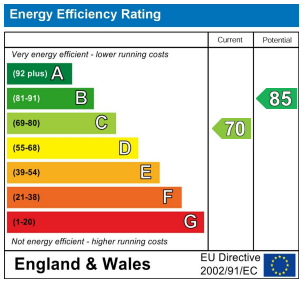
Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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.