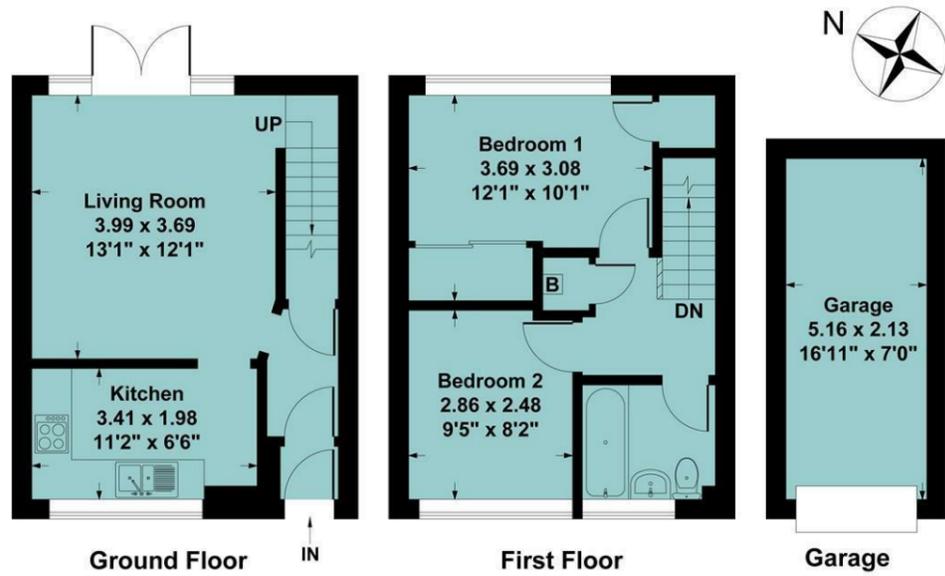


**Agents Note**

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 = 28.39 sq m / 306 sq ft**  
**First Floor Approx Area = 28.39 sq m / 306 sq ft**  
**Garage Approx Area = 11.09 sq m / 119 sq ft**  
**Total Area = 67.87 sq m / 731 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-65) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto: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.



7 Winters Way  
 Bloxham



# 7 Winters Way, Bloxham, Oxfordshire, OX15 4QS

## 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

**A TWO BEDROOM MID TERRACED HOME IDEAL FOR FIRST TIME BUYERS IN THE POPULAR VILLAGE OF BLOXHAM OFFERED WITH NO ONWARD CHAIN**

**Entrance porch, living room, kitchen, two bedrooms, bathroom, rear garden, garage in a block. Energy rating D.**

**£280,000 FREEHOLD**



## 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. Travel to the end at the T-junction turn left into Tadmerton Road. After approximately 300 yards Winters Way will be found as a turning on the left hand side. Number 7 will be found on the left 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:

- \* Offered with no onward chain.
- \* Ideal for first time buyers and downsizers.
- \* Low maintenance rear garden.
- \* Garage in a block.
- \* Entrance porch opening to the living room with access to spacious understairs cupboard.
- \* Light and airy living room with uPVC windows and doors opening to the rear garden.
- \* Modern kitchen with wall and base mounted units with worktop over, integrated oven and hob with space and plumbing for washing machine and fridge freezer.
- \* Landing with access to airing cupboard housing the gas fired boiler.
- \* The master bedroom is a double with built-in wardrobes and storage cupboard with window overlooking the rear garden.
- \* Second bedroom with window to front.
- \* Bathroom comprising bath with mixer tap, WC, wash hand basin and window.

\* Low maintenance rear garden with decking area ideal for table and chairs, storage shed and the remainder laid mostly to lawn. Gated rear access leading to the garage.

\* Garage in block (when looking at the block number 7's can be located on the left hand side and is the second in from the right).

## Services

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

## Local Authority

Cherwell 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.