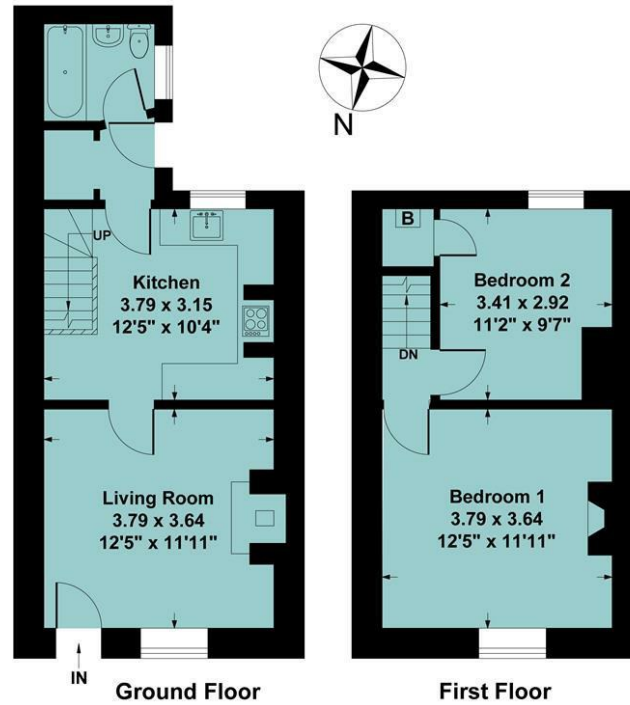


Agents Note

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 = 31.90 sq m / 343 sq ft
First Floor Approx Area = 26.18 sq m / 282 sq ft
Total Area = 58.08 sq m / 625 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 plus) 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			
		69	80
England & Wales		EU Directive 2002/91/EC	

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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.



21 Round Close Road
 Adderbury



21 Round Close Road, Adderbury, Oxfordshire, OX17 3EP

Approximate distances

Banbury 3.9 miles
Banbury Stations 4.3 miles
Bicester 12.5 miles
Oxford 21 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 COTTAGE IN NEED OF SOME MODERNISATION LOCATED IN THE POPULAR VILLAGE OF ADDERBURY

Living room, kitchen, rear hallway, bathroom, two bedrooms, rear garden. Energy rating C.

£250,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction along the A4260. Continue along this road through Twyford into Adderbury taking a right hand turning into High Street. Follow this road for approximately half a mile as it bears around to the right and becomes Water Lane then take a left into Round Close Road. Continue along the road and the property will be found after a short distance where a "For Sale" board has been erected.

Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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:

- * Stone cottage in a conservation area.
- * Two bedrooms.
- * In need of some modernisation.
- * Ideal for first time buyers.
- * Located in the popular village of Adderbury.
- * Light and airy living room with picture frames, window to the front and door opening to the kitchen.
- * Kitchen comprising of wall and base mounted units with wooden worktop over, integrated oven and hob, space for dishwasher and under counter fridge and freezer.
- * Rear hallway with space and plumbing for washing machine.
- * Downstairs bathroom comprising bath with shower over, wash hand basin, WC and window.
- * First floor landing with access to all rooms.
- * Master bedroom with window to front, wood floor and ornate fireplace.

* Second bedroom with wood floor, window overlooking the garden and cupboard housing the gas fired boiler.

* The rear garden is mainly paved and low maintenance with a small wooden shed at the back.

*Right of access through number 17 & 19.

Services

All mains services are connected. The boiler is located in bedroom two.

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 £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.

