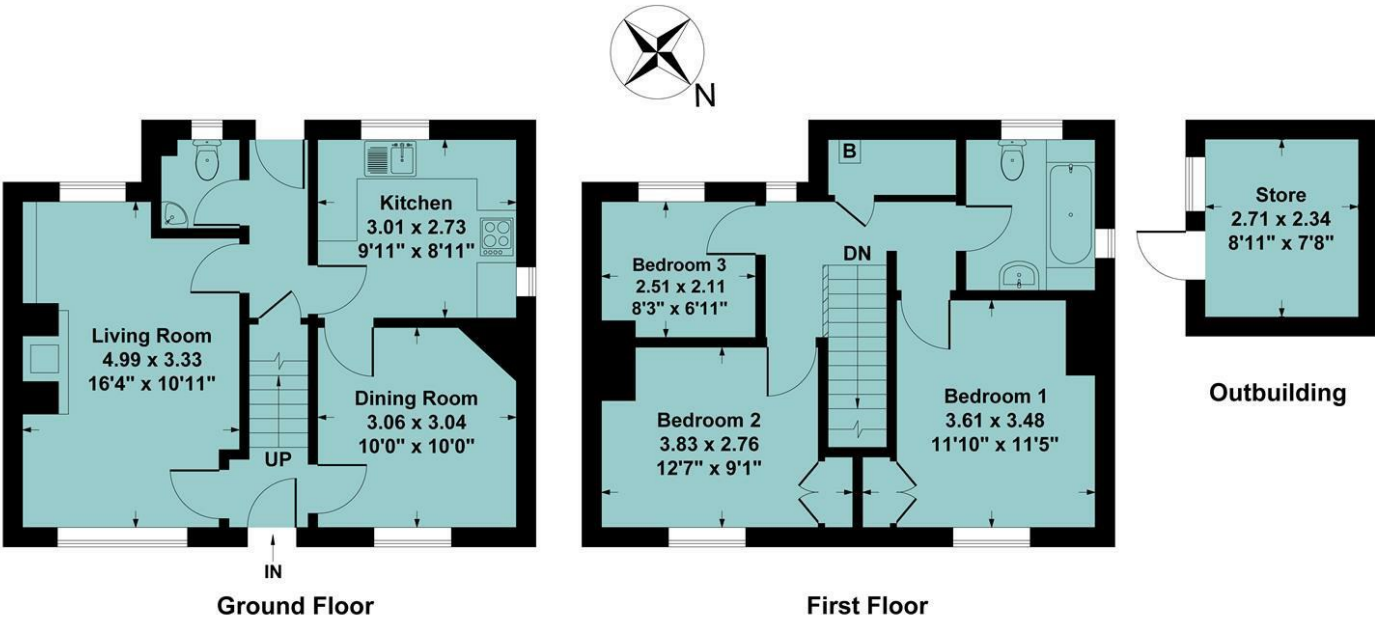


Agents Note

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.

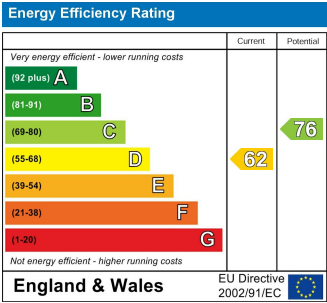
Referral fees

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 = 42.89 sq m / 462 sq ft
First Floor Approx Area = 41.61 sq m / 448 sq ft
Outbuilding Approx Area = 6.34 sq m / 68 sq ft
Total Area = 90.84 sq m / 978 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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



2 The Avenue
Middleton Cheney



2 The Avenue, Middleton Cheney,
Oxfordshire, OX17 2PE

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.

A SEMI DETACHED THREE BEDROOM HOUSE LOCATED
IN THE HEART OF THIS EXCEPTIONALLY WELL SERVED
AND POPULAR VILLAGE WHICH REQUIRES
MODERNISATION THROUGHOUT AND STANDS IN A
GENEROUS PLOT OFFERING GREAT POTENTIAL

Hall, sitting room, dining room, kitchen, rear
lobby, cloakroom, three bedrooms, bathroom, gas
ch via rads, uPVC double glazing, off road parking,
gardens front, side and rear, outbuildings. Energy
rating D.

£290,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Continue from the motorway junction along the A422 and at the roundabout at the top of Blacklocks Hill take the second exit where signposted to Middleton Cheney. Travel into the village and having passed the school and library the property will be found after a short distance on the right hand side and can be recognised by our "For Sale" board.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in the South of the county. It has amenities not normally associated with village life. Facilities within the village include a chemist, three churches, vets surgery, library, village store, post office, café and popular public houses. Hot food takeaways include a Fish & Chip shop and Ming's Chinese. The village hall offers a range of clubs & societies for all ages and there is schooling to cover Kindergarten 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.

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 ex-local authority semi detached house located in the heart of this exceptionally well served village which lies on the West Northamptonshire/North Oxfordshire borders.
- * The accommodation is arranged on two floors and requires modernisation throughout.
- * The house occupies a generous plot with gardens to front, side and rear where we believe there is potential to extend subject to planning permission. There may also be potential to develop the site to create a separate dwelling however this would be subject to planning permission and currently none exists.
- * Double aspect sitting room with stone fireplace.
- * Separate dining room with window to front and door to the kitchen.

- * Kitchen with double aspect, plumbing for washing machine, electric cooker point, space for appliances.
- * Rear lobby with door to the lean-to and rear garden, door to understairs cupboard. Separate WC fitted with a white suite.
- * Two double bedrooms with windows to the front and a third single bedroom with window to rear.
- * Bathroom with a white suite and window.
- * Gardens and outbuildings to the front, side and rear, which are accessible via gates at the front.
- * No upward chain.
- * All mains services are connected. The wall mounted gas fired boiler is located in the airing cupboard off 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.

