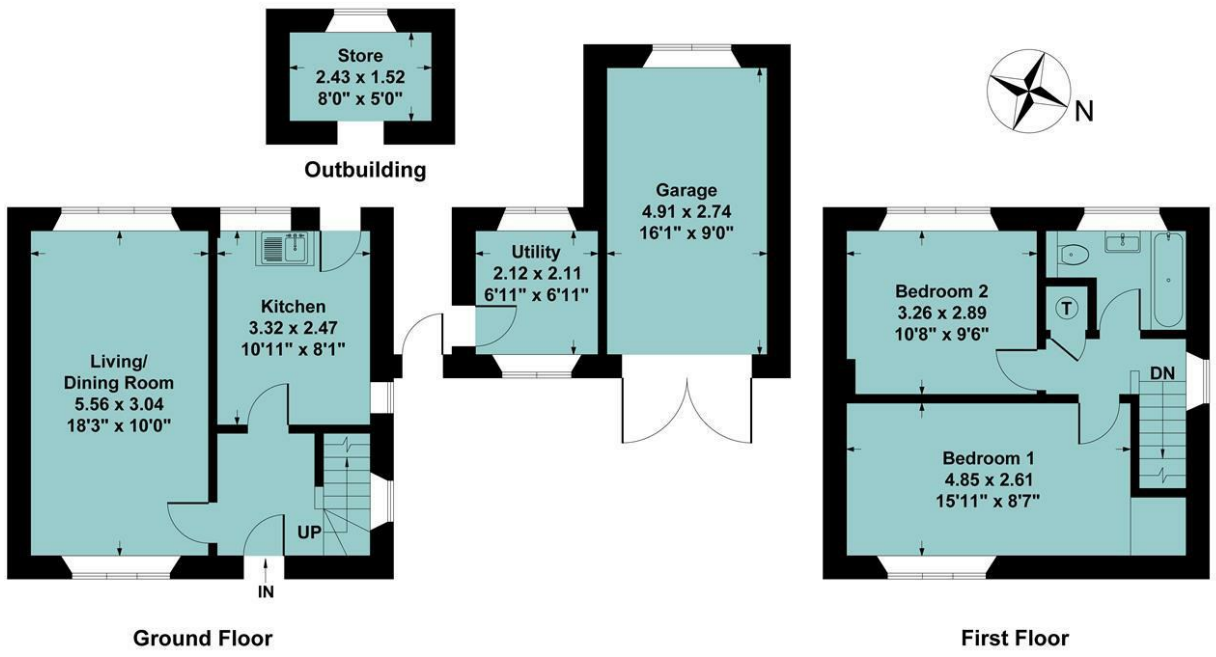
Agents Note

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

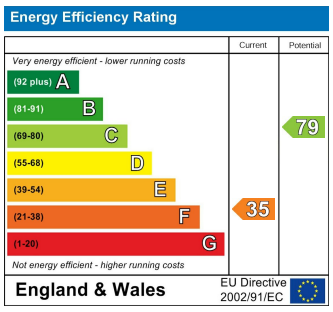
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 32.30 sq m / 348 sq ft
First Floor Approx Area = 32.30 sq m / 348 sq ft
Garage Approx Area = 13.45 sq m / 145 sq ft
Outbuilding Approx Area = 8.14 sq m / 88 sq ft
Total Area = 86.19 sq m / 929 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
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.

3 Towrise
Sulgrave

Anker

3 Towrise, Sulgrave, Oxfordshire, OX17 2SB

Approximate distances
Banbury 8 miles
Brackley 7 miles
Northampton 20 miles
Oxford 28 miles
Junction 11 (M40) 5 miles
Junction 15 (M1) 18 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

A SEMI DETACHED TWO BEDROOM STONE PROPERTY WITH LARGE FRONT GARDEN AND DRIVEWAY LOCATED IN THE POPULAR VILLAGE OF SULGRAVE.

Entrance hall, living/dining room, kitchen, two bedrooms, bathroom, utility room, store room, large front garden, rear garden, garage and driveway parking. Energy rating F.

£375,000 FREEHOLD

Directions

From Banbury proceed in a north easterly direction towards Brackley (A422) at the top of Blacklocks Hill turn left where sign posted to Northampton (B4525). Follow this road for approximately 5 miles turning left at the roundabout sign posted to Sulgrave. Follow this road until you reach a turning on the right after which take a turning almost immediately on the right hand side to Magpie Road which leads into the village of Sulgrave. Follow this road through passing The Star Inn public house on the

Situation

The pretty village of SULGRAVE nestles on the South Northamptonshire/North Oxfordshire borders approximately
8 miles from Banbury and 7 miles from Brackley. Within the village there is a public house and parish church, Post Office and store as well as the famous Sulgrave Manor.

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:

* Desirable village location.

* Large front garden and driveway.

* Walking distance to pub.

* Entrance hall with stairs rising and window to the side.

* Dual aspect living/dining room which has been recently replastered and redecorated.

* Kitchen with sink and drainer unit with window to side and rear. Door also to the rear.

* First floor landing with access to airing cupboard and window to the side.

* Master bedroom is a double with exposed wood floor and beam with window to the front and space for wardrobes and drawers.

* Second bedroom also benefits from exposed wood floors with space for chest of drawers and window to the rear.

* Bathroom comprising of wash hand basin, WC, bath with shower over and window to the rear.

* Utility room with space and plumbing for washing machine, space for fridge/freezer and sink.

* To the rear of the property there is a low maintenance garden with patio area with the rest mostly laid to lawn. There is also a further bit of garden which is overlooked by the lounge.

* The front driveway/garden is spacious with parking for at least three cars. The rest mainly laid to lawn with various shrub borders. Access to garage with up and over door.

Services

All mains services are connected with the exception of gas.

Local Authority

West Northamptonshire Council. Council tax band B.

Viewing

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

Energy rating: F

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.