



## 9 Lexton Gardens

## Middleton Cheney

A MODERN AND WELL PRESENTED TWO BEDROOM MID TERRACED HOME LOCATED IN A QUIET CUL-DE-SAC BENEFITTING FROM A GENEROUS REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING

Living room, kitchen, two bedrooms, bathroom, rear garden, garage, allocated parking space. Energy rating C.

£270,000 FREEHOLD



## 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 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:

- \* Living room with stairs to first floor, understairs storage, window to front, oak flooring and opening to the kitchen.
- \* Kitchen fitted with a range of cream fronted base and eye level units with a wooden worktop, inset sink, integrated oven with electric four ring hob and extractor over, space and plumbing for washing machine, space for fridge freezer, window and double French doors opening to the garden, tiled splashback, oak flooring.
- \* First floor landing with doors to all rooms hatch to loft and a storage cupboard.
- \* Bedroom one is a double with window to front, two built-in wardrobes and laminate flooring.
- \* Bedroom two is a single with window to rear and laminate flooring.
- \* Bathroom fitted with a white suite comprising bath with shower over, vanity wash hand basin, WC, tiled walls and flooring, heated towel rail, wall mounted smart mirror with lights and charging point, window to rear.
- \* The rear garden comprises a block paved patio immediately outside the rear doors with steps leading up to a large area of artificial grass. At the foot of the garden there is a decked seating area as well as a gravelled area and gated rear access with a walkway leading to the garage.
- \* Garage in a block - the third one from the left hand side.

## Services

All mains services are connected. The boiler is located in a kitchen cupboard (installed approximately 3 years ago).

## Local Authority

West Northants District Council. Council tax band B.

## Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

## Viewing

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

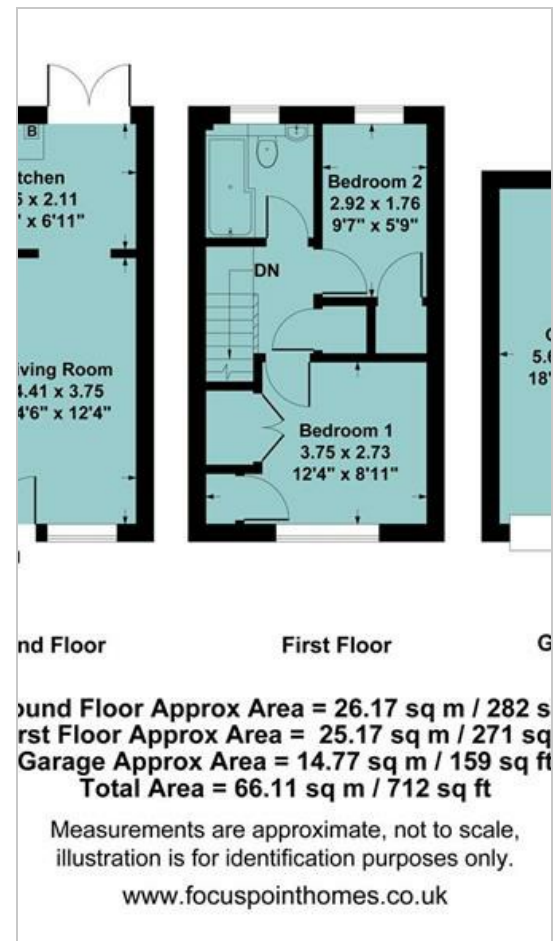
## Anti Money Laundering Regulations

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.

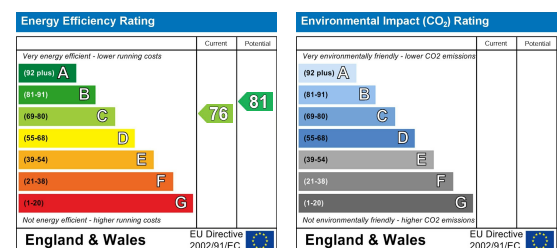
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.