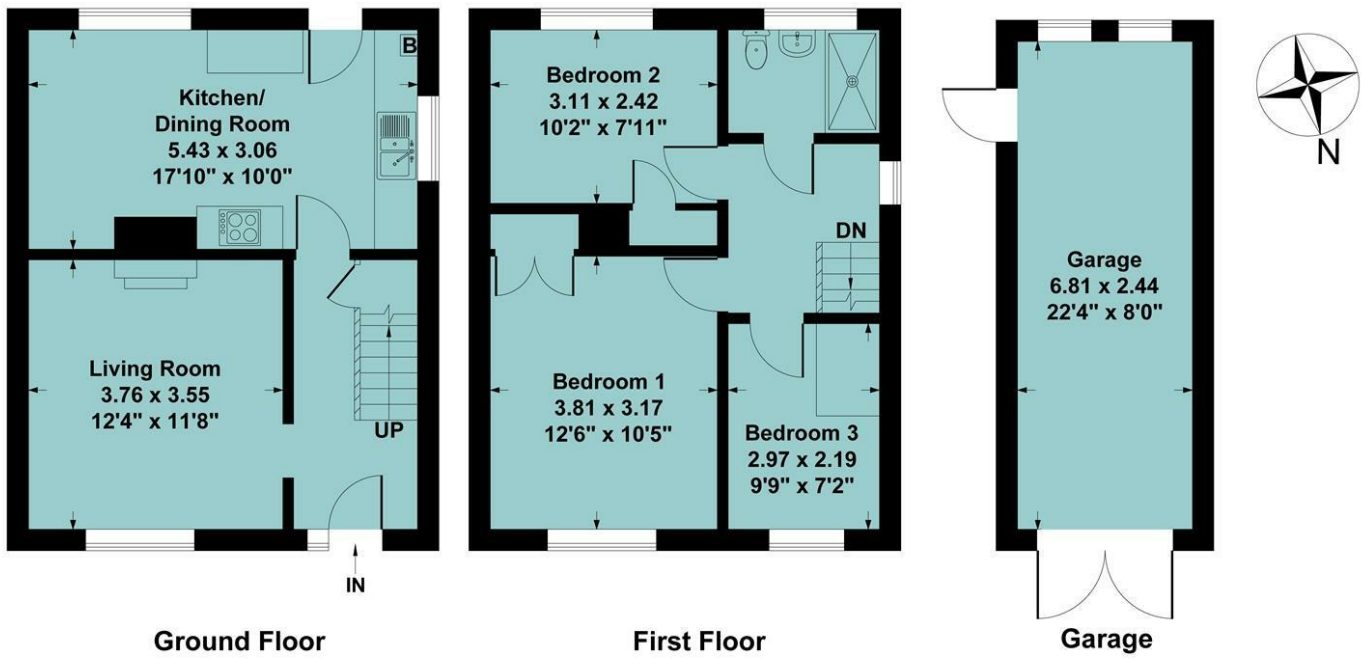
Agents Note

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 = 37.84 sq m / 407 sq ft
First Floor Approx Area = 37.84 sq m / 407 sq ft
Garage Floor Approx Area = 16.61 sq m / 179 sq ft
Total Area = 92.29 sq m / 993 sq ft

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

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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.

40 Bull Baulk
Middleton Cheney

Anker

40 Bull Baulk, Middleton Cheney, Oxfordshire, OX17 2QQ

Approximate distances
Banbury town centre 4 miles
Banbury railway station 4 miles
M40 (J11) 1.5 miles
Brackley 7.5 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME OFFERING GREAT POTENTIAL FOR RENOVATION AND EXTENSION SUBJECT TO PLANNING, LOCATED A SHORT WALK FROM LOCAL AMENITIES AND SCHOOLING FOR ALL AGES

Entrance hall, living room, kitchen/dining room, three bedrooms, shower room, front and rear gardens, garage and driveway parking. Energy rating C.

£290,000 FREEHOLD













Directions

From Banbury Cross proceed in an easterly direction toward Brackley (A422). After junction 11 of the M40 motorway continue to the roundabout at the top of Blacklocks Hill and turn left where signposted to Northampton (B4525). After approximately ¾ of a mile turn right where signposted to Middleton Cheney. Bull Baulk will be found as a turning to the left hand side. The property will be found on the right hand side after a short distance opposite the turning for Midway.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school 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. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

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:

* Entrance hall with doors to the living room, kitchen/dining room, understairs storage and stairs to first floor.

* Living room with window to front, stone ornamental fireplace surround currently housing an electric log burner but could be opened up to an open fireplce.

* Kitchen/dining room fitted with a range of base and eye level units with worktop over, integrated oven with four ring gas hob and extractor over, integrated dishwasher, inset sink, space and plumbing for washing machine, space for fridge freezer, tiled splashback, window to side and rear, door to rear garden, ample space for table and chairs.

* First floor landing with doors to all rooms, hatch to loft and window to side.

* Bedroom one is a double with window to front and built-in wardrobe.

* Bedroom two is a double with window to rear and a built-in wardrobe.

* Bedroom three is a single with a window to the front.

* The bathroom has been converted into a wet room and comprises a WC, wash hand basin, shower with fully tiled wall and wet room floor, window to rear.

* The rear garden is mostly laid to lawn with a patio area immediately outside the back door and a pathway to the rear. Gated side access and a personal door opens to the rear of the garage.

* Garage fitted with side hinged doors to the front, light and power.

* To the front there is a lawned front garden and off road parking in front of the garage for at least two cars.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

West Northants District Council. Council tax band C.

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 £35 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.