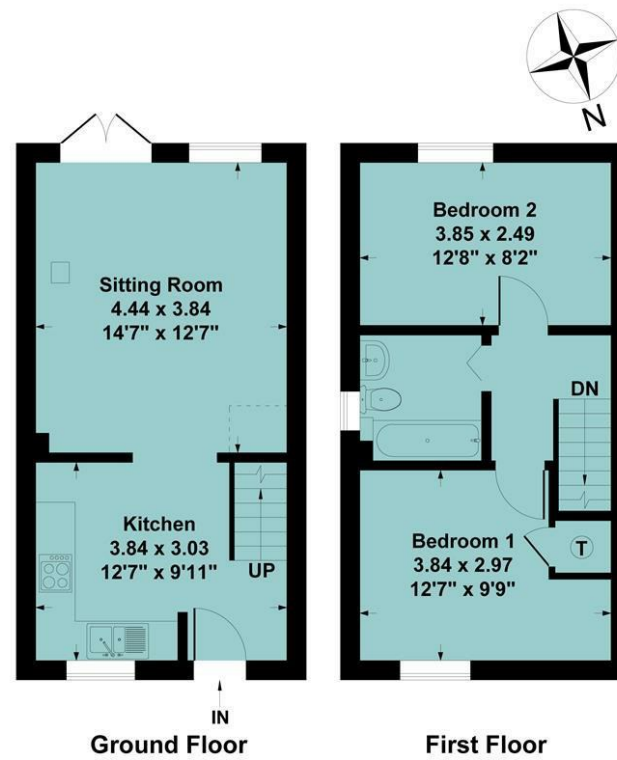


Agents Note

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 = 29.26 sq m / 315 sq ft
First Floor Approx Area = 29.26 sq m / 315 sq ft
Total Area = 58.52 sq m / 630 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



15 Quarry Close
 Bloxham



15 Quarry Close, Bloxham, Oxfordshire,
OX15 4HA

Approximate distances

Banbury 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Oxford 23 miles
Banbury railway station 5 miles
Junction 11 (M40 motorway) 6 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

Deposit £1500.00

One weeks rent of £300.00 payable on application forms holding deposit



Directions

From Banbury travel in a southwesterly direction toward Chipping Norton (A361). Continue into Bloxham and turn right opposite Bloxham School into Courtington Lane. At the end of the road turn left into the T-junction onto Tadmarton Road and after a short distance turn right into Cumberford Close. Quarry Close will then be found almost immediately on the right. Travel a short distance and the property will be found on the left hand side and recognised by our To Let board.

Local Authority

Cherwell 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.

