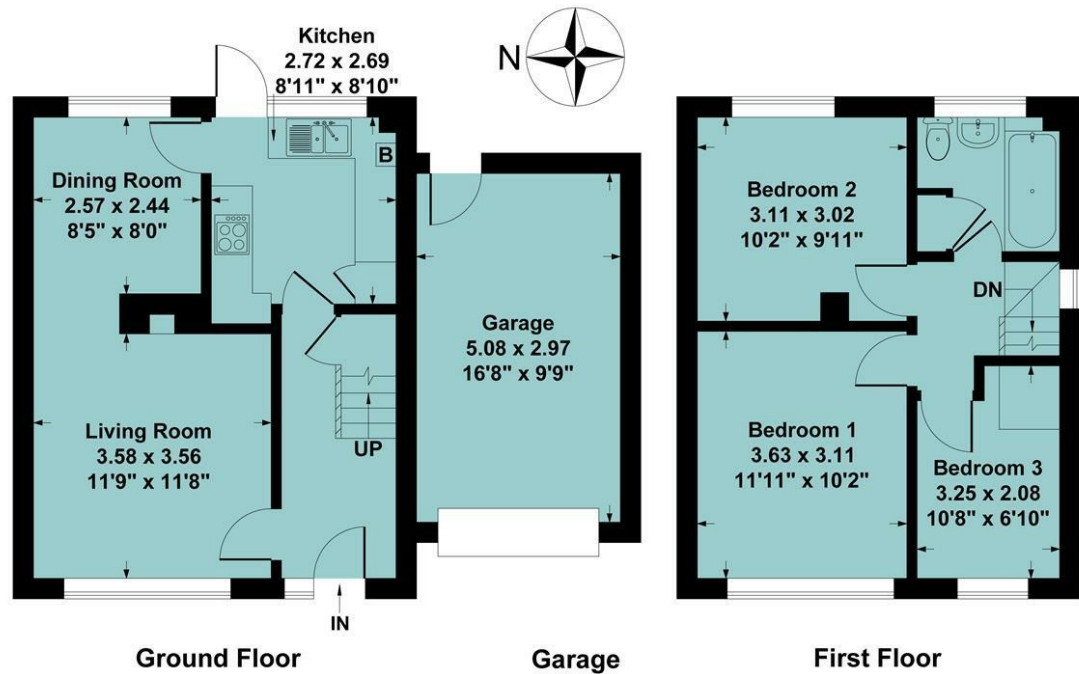


Agents Note

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.

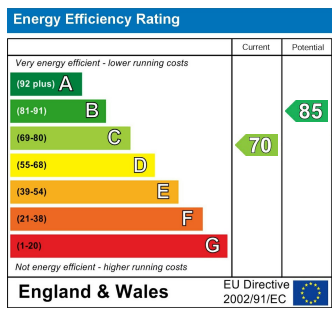


Ground Floor Garage First Floor

Ground Floor Approx Area = 35.46 sq m / 382 sq ft
 First Floor Approx Area = 35.46 sq m / 382 sq ft
 Garage Approx Area = 15.08 sq m / 162 sq ft
 Total Area = 86.00 sq m / 926 sq ft

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

www.focuspointhomes.co.uk



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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.



64 Wards Crescent
 Bodicote



64 Wards Crescent, Bodicote, Oxfordshire, OX15 4DY

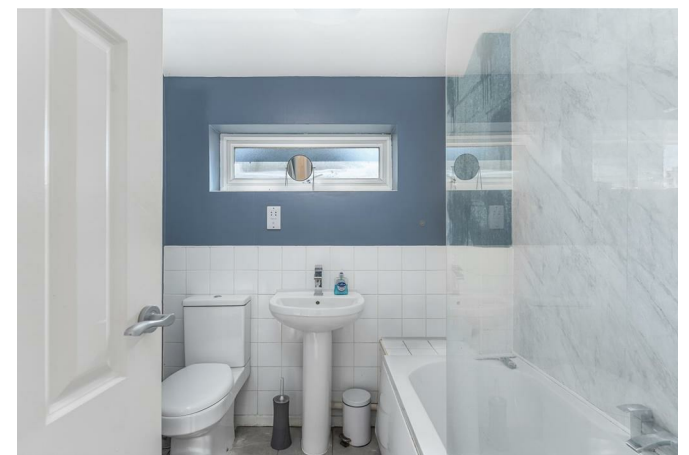
Approximate distances

Banbury town centre 1.5 miles
Banbury railway station 1.5 miles (rear access)
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles
Stratford upon Avon 20 miles
Leamington Spa 19 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

A THREE BEDROOM SEMI DETACHED HOUSE ON THE EDGE OF THIS POPULAR VILLAGE IMMEDIATELY SOUTH OF BANBURY WITH EXCELLENT AMENITIES INCLUDING A HIGHLY REGARDED PRIMARY SCHOOL

Hall, sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, garage and generous driveway parking, good sized rear garden, no upward chain. Energy rating C.

£325,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Travel under the flyover and take the last turning right into Bodicote (Weeping Cross). Take the second left turning into Molyneux Drive and follow the road down the hill until Wards Crescent will be found on the left hand side and the property will be found after a short distance on the left and can be recognised by our "For Sale" board.

Situation

BODICOTE is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics. Within the village amenities include a Post Office/shop, farm shop and café, two public houses, Cotefield Nurseries and coffee shop, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

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:

* A brick built semi detached house conveniently located within walking distance of facilities including the Post Office/shop which is only yards away, bus stop and other amenities in the village including the primary school.

* Also close at hand are miles of footpaths through open countryside.

* Larger than average gardens with the main area lying to the rear including a full width deck and steps down to a large patio and BBQ area with fitted pizza oven with log store under, circular lawn beyond. There is additional storage underneath the deck with space for garden furniture and accessories.

* Sitting room with large window to front, wall mounted inset log effect fire, semi open plan to the dining room which has laminate wood effect floor and window to the rear overlooking the garden.

* Kitchen with a range of base and eye level wood effect units incorporating a built-in oven, gas hob and integrated extractor, plumbing for dishwasher and washing machine, integrated fridge and freezer, wall mounted gas fired boiler, ceramic tiled floor, door and window to the rear, door to built-in understairs cupboard.

* Main double bedroom with large window to front.

* Second bedroom with window to rear and third with window to front.

* Bathroom fitted with a white suite comprising panelled bath with large drench overhead shower, wash hand basin and WC, ceramic tiled floor, heated towel rail, window, door to built-in cupboard.

* Generous off road parking on the block paved driveway for 3/4 vehicles beyond which an up and over door opens to the single attached garage which has a personal door to the rear, light and power connected.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

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 £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.

