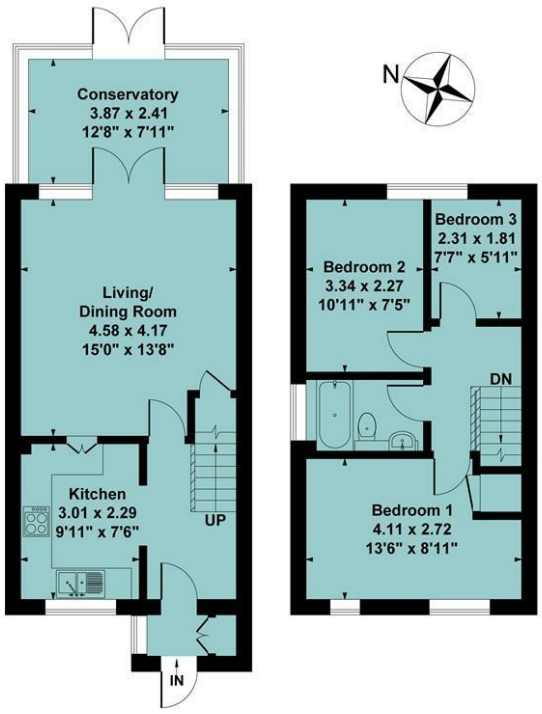
Agents Note

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

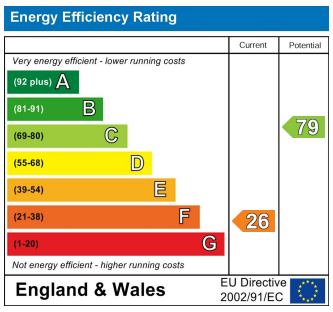
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 44.66 sq m / 481 sq ft
First Floor Approx Area = 32.27 sq m / 347 sq ft
Total Area = 76.93 sq m / 828 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.



5 Peacocks Close
Middleton Cheney

Anker

5 Peacocks Close, Middleton Cheney, Oxfordshire, OX17 2SS



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

A SEMI DETACHED THREE BEDROOM HOME WHICH REQUIRES SOME UPDATING IDEAL FOR FIRST TIME BUYERS.

Entrance porch, entrance hall, living/dining room, kitchen, conservatory, three bedrooms, bathroom, front and rear garden, allocated parking space. Energy rating F.

£265,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction towards Brackley (A422) after junction 11 of the M40 motorway continue to the roundabout at the top of Blacklocks Hill and turn left where signposted towards Northampton (B4525). After approximately 3/4 of a mile turn right where signposted towards Middleton Cheney. Bull Baulk will be found after the turning to the left hand side. Continue along this road where Peacocks Close will be found as the fifth turning on the right hand side. The property can

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:

* A semi detached three bedroom home in the popular village of Middleton Cheney.

* Requires some updating.

* Ideal for first time buyers.

* Close to local amenities, primary and secondary school.

* Entrance porch with window which opens to the entrance hall with stairs rising to first floor.

* Light and airy living/dining room with access to understairs storage cupboard and doors to conservatory.

* Kitchen with wall mounted and base units with worktops over, integrated double oven with hob, space and plumbing for washing machine, space for fridge/freezer and window to front.

* Conservatory with ample space for table and chairs with windows and doors opening to the rear garden.

* First floor landing with access to all first floor rooms.

* The master bedroom is a double with two windows to the front and access to storage cupboard.

* Two further bedrooms both overlooking the rear garden.

* Family bathroom comprising of WC, wash hand basin, bath with shower over, window and extractor fan.

* Rear garden with artificial grass and decking area ideal for table and chairs.

* The front of the property is laid to lawn with a path leading to the front door.

Services

All mains services are connected with the exception of gas. Please note that there is currently no heating in the property.

Local Authority

West Northants District 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 £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.