

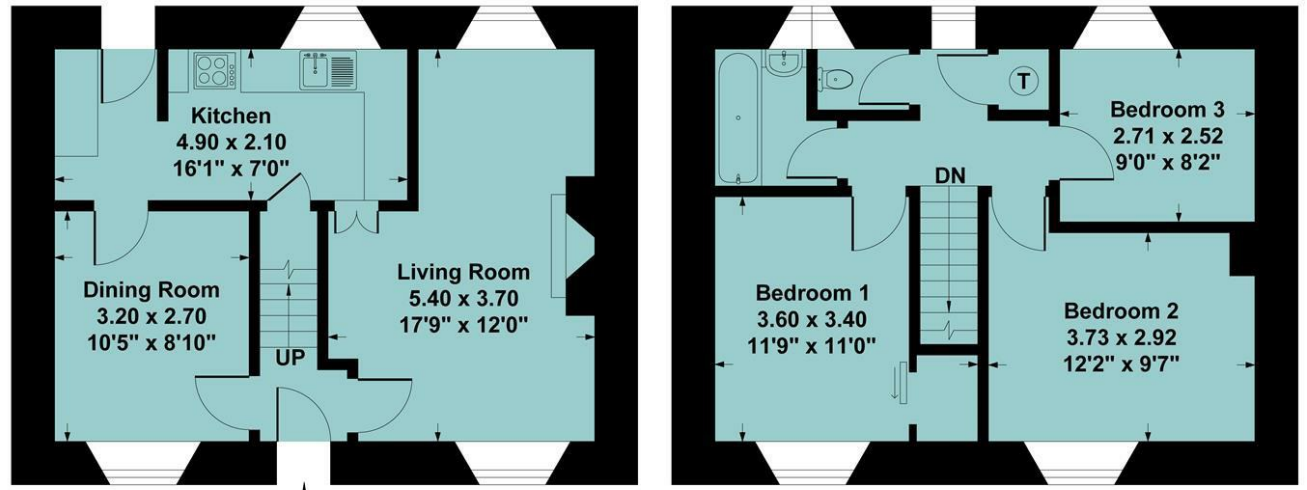
Agents Note

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.



IN
Ground Floor
First Floor
Ground Floor Approx Area = 40.87 sq m / 440 sq ft
First Floor Approx Area = 40.87 sq m / 440 sq ft
Total Area = 81.74 sq m / 880 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-65) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



7 New Road
Shotteswell



7 New Road, Shotteswell, Oxfordshire, OX17 1HT

Approximate distances

Banbury 6 miles
Southam 9 miles
Leamington Spa & Warwick 14 miles
Oxford 28 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 STONE THREE BEDROOM TERRACED HOME WITH SPACIOUS GARDEN IN THE POPULAR VILLAGE OF SHOTTESWELL OFFERED WITH NO ONWARD CHAIN

Entrance hall, living room, dining room, kitchen, three bedrooms, bathroom, separate WC, front and rear gardens. Energy rating E.

£350,000 FREEHOLD



Directions

From Banbury take the B4100 Warwick Road. Having left the town proceed past the turning for Hanwell and also past the first turning into Shotteswell (signposted "second turn"). Travel a short distance onward until the sign saying "first" and turn right. Enter the village and the turning for New Road will be found after a short distance on the left hand side. Bear right and the property will be found on the right hand side. A "For Sale" board has been erected for ease of identification.

Situation

The Conservation village of Shotteswell is situated to the north west of Banbury. A school bus takes primary school children to the nearby village of Fenny Compton and secondary school children attend the Kineton school, King Edward School and Stratford Girls Grammar School. A footpath from the top of the village leads across the fields to The Falcon public house. Nearby Banbury offers shopping facilities and train service to London Marylebone. The M40 provides access to both London and Birmingham (Jcts 11 or 12).

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:

- * Offered with no onward chain.
- * Three bedroom stone built terraced home.
- * Overlooking a green.
- * Entrance hall with stairs to first floor.

* Spacious living room with window to front overlooking the rear garden, feature fireplace, picture rails and serving hatch to the kitchen.

* Dining room with window to front and space for table and chairs.

* Kitchen comprising wall and base mounted units, space and plumbing for oven, space and plumbing for washing machine, space for fridge freezer, tiled floor, window overlooking the rear garden and access to understairs cupboard.

* First floor landing with access to cupboard housing the hot water tank., window overlooking rear garden.

* The master bedroom is a double with window

to front overlooking the green and built-in wardrobe.

* The second bedroom is also a double with window overlooking the green to the front.

* Further single bedroom with window overlooking the rear garden.

* Bathroom comprising wash hand basin, bath with electric shower over, window.

* Separate WC.

* Spacious rear garden with a patio area to the front with the rest mainly laid to lawn. Shared gated side access.

* Front garden which is mainly laid to lawn.

Services

All mains services are connected with the exception of gas. Oil fired central heating.

Local Authority

Stratford-upon-Avon District Council. Council tax band C.

Viewing

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

Energy rating: E

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.