



2 Wiggins Close

Bloxham

OFFERED TO THE MARKET IN IMMACULATE CONDITION IS THIS FOUR DOUBLE BEDROOM DETACHED PROPERTY BENEFITTING FROM TWO RECEPTION ROOMS, A MODERN KITCHEN DINER PLUS A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, study, downstairs cloakroom/utility, kitchen/diner, conservatory, four double bedrooms, ensuite, family bathroom, rear garden, garage and driveway. Energy rating C.

£485,000 FREEHOLD



Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

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, study, cloakroom, understairs storage, kitchen/diner, stairs to the first floor and tiled flooring.
- * Study with window to front and laminate flooring.
- * Cloakroom/utility with a WC and wash hand basin, a worktop with integrated washing machine under and a full height storage cupboard, tiled flooring and a window to the side.
- * Living room with window to front, double doors to the rear leading to the kitchen/diner and laminate flooring.
- * Kitchen/diner with laminate flooring, a range of base and eye level units, inset sink and integrated appliances to include

eye level double oven, five ring gas hob and extractor over, dishwasher and fridge freezer, ample space for table and chairs, double doors to the living room, window overlooking the garden and double doors leading to the conservatory.

- * Conservatory with space for coats and shoes, a small seating space and windows and door to the rear garden.
- * First floor landing with doors to all rooms and hatch to loft.
- * The master bedroom is a large double with built-in wardrobes and an ensuite comprising a double walk-in shower cubicle, WC and wash hand basin, recessed shelving, tiled floor, part tiled walls and heated towel rail.
- * Bedroom two is a double with a window to the rear.
- * Bedroom three is a double with a window to the front.
- * Bedroom four is a double with a window to the rear.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, recessed shelving, window to the side, tiled floor, part tiled walls and a heated towel rail.
- * The rear garden is mostly laid to lawn with a range of mature bushes and trees.

There is a large storage area behind the garage which currently houses a shed and two greenhouses. Outside tap and power points. Gated side access to the driveway as well as a pathway which leads to a personal door into the garage.

- * Garage with up and over door, personal door, light, power and eaves storage.
- * Off road parking on the driveway for at least two cars.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

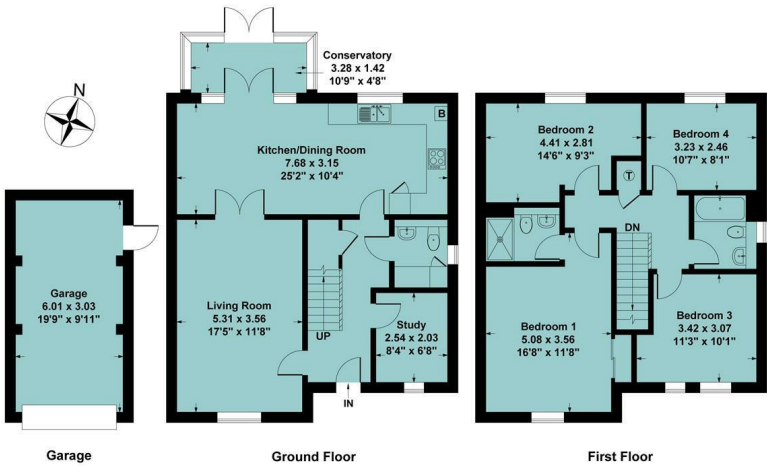
Energy rating: C

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.

Floor Plans



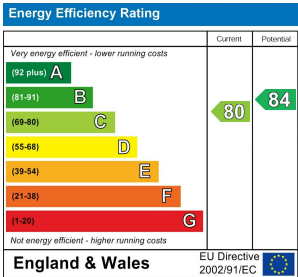
Ground Floor Approx Area = 69.44 sq m / 748 sq ft
First Floor Approx Area = 63.80 sq m / 687 sq ft
Garage Approx Area = 18.33 sq m / 197 sq ft
Total Area = 151.57 sq m / 1632 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.