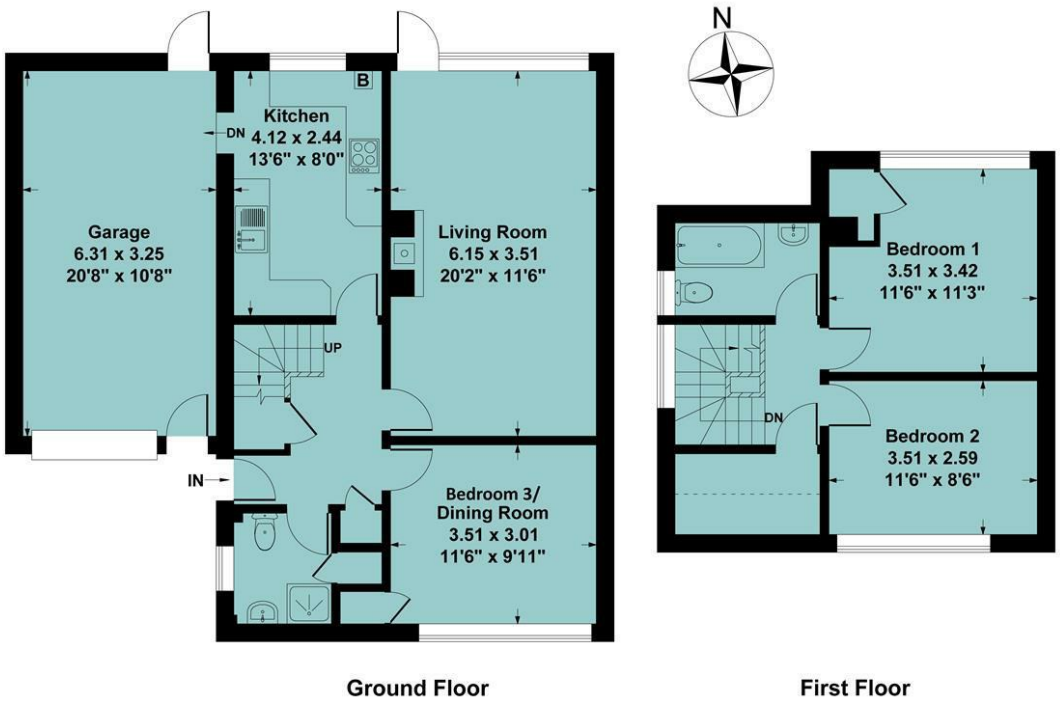
Agents Note

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 = 56.79 sq m / 611 sq ft
First Floor Approx Area = 35.19 sq m / 379 sq ft
Garage Approx Area = 19.98 sq m / 215 sq ft
Total Area = 111.96 sq m / 1205 sq ft

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

www.focuspointhomes.co.uk



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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.

9 Freemans Road
Bodicote

Anker

9 Freemans Road, Bodicote, Oxfordshire, OX15 4DT



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. 65 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A SEMI DETACHED THREE BEDROOM CHALET STYLE PROPERTY OFFERING FLEXIBLE ACCOMMODATION ON TWO FLOORS WITHIN THIS VERY WELL SERVED POPULAR VILLAGE IMMEDIATELY SOUTH OF BANBURY WITH DIRECT ACCESS TO OPEN COUNTRYSIDE

Hall, WC/shower room, sitting room with wood burner, kitchen, ground floor double bedroom/office or dining room, two first floor double bedrooms, first floor bathroom, gas ch via rads, driveway parking, garage with utility space, modest mainly low maintenance rear garden. Energy rating D.

£320,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout turn right towards Bodicote and proceed over the flyover to the mini roundabout. Continue straight on into White Post Road into High Street and then on into Church Street. Before leaving the village Freemans Road will be found as the last turning on the left and the property will be found after a very short distance on the left. A "For Sale" board has been erected for ease of identification.

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 chalet style property believed to date back to the 1960's offering flexible accommodation on two floors.

* Enjoying a convenient location in this exceptionally well served village with open countryside a matter of yards from the front door and the remaining amenities including the primary school within walking distance.

* Hall with built-in storage cupboards, laminate wood effect floor and stairs to first floor.

* Ground floor WC/shower room fitted with a white suite, window.

* Large sitting room with laminate wood effect floor, wood burning stove, large window overlooking the garden.

* Kitchen with a range of modern white units incorporating a built-in oven, gas hob and extractor, space for fridge/freezer, plumbing for dishwasher, recently replaced sink, window to rear and personal door to the garage/utility space.

* Ground floor double bedroom/office/dining room with laminate wood effect floor, large window to front, built-in cupboard/wardrobe.

* Landing with window, hatch to loft with boarding, door to built-in undereaves storage.

* Main double bedroom with built-in wardrobe, painted exposed floorboards.

* Second double bedroom with window to front.

* First floor bathroom fitted with a white suite, window,

* Gas central heating via radiators.

* Driveway providing off road parking space for two vehicles beyond which there is an up and over door opening to the single garage which has power and light connected and is wider than average incorporating an open side passage/utility area where there is plumbing for washing machine and space for appliances, personal door to the kitchen.

* There is a small lawned garden to the front whilst to the rear there is a manageable sized garden with shingled seating areas and raised deck.

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

Local Authority

Cherwell District Council. Council tax band C.

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.

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.