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

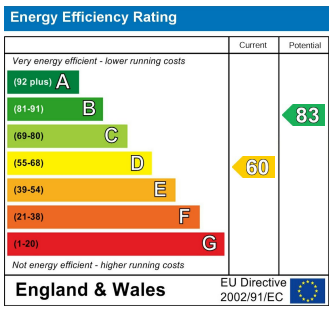
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 87.78 sq m / 945 sq ft
First Floor Approx Area = 46.39 sq m / 499 sq ft
Garage = 16.83 sq m / 181 sq ft
Total Area = 151.00 sq m / 1625 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.



7 The Close
Chipping Warden

Anker

7 The Close, Chipping Warden, Oxfordshire, OX17 1LP

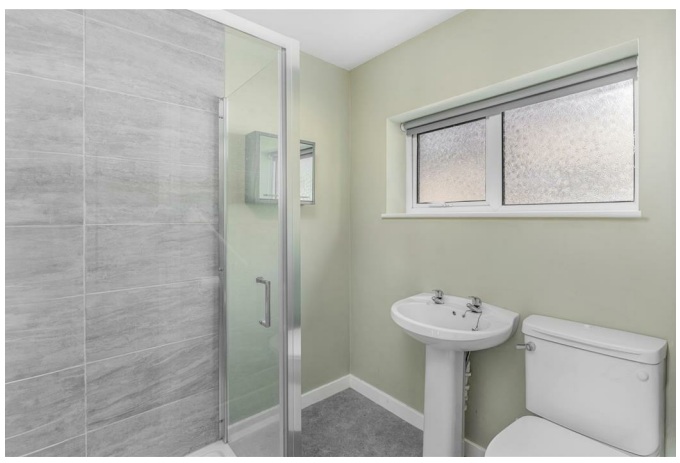


Approximate distances
Banbury 7.5 miles
Daventry 11 miles
M40 motorway (J11) 6.5 miles
M1 motorway (J16) 24 miles
Banbury to London Marylebone by rail approx 65 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

A SPACIOUS SEMI DETACHED CHALET BUNGALOW LOCATED IN A TUCKED AWAY AND RELATIVELY SMALL CUL-DE-SAC WHICH REQUIRES UPDATING AND STANDS IN A GENEROUS PLOT WITH EXTENSIVE OFF ROAD PARKING AND GARAGE

Hall, sitting room, kitchen, ground floor bedroom/reception room, garden room/utility, bathroom, three first floor bedrooms (one with ensuite shower), extensive driveway parking, garage, large rear garden. Energy rating D.

£320,00 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Daventry (A361). After approximately 7 miles Chipping Warden will be reached. Follow the signs into the village and after a short distance turn left into Appletree Road. Continue until The Close will be found as a turning to the right and the property will be found on the left hand side after a short distance.

Situation

CHIPPING WARDEN lies approximately 7 miles north east of Banbury and 12 miles south west of Daventry. Within the village amenities include a public house, parish church and primary school. There are hourly buses to Banbury, Daventry and Rugby. The village lies within the catchment area for Chenderit Secondary School at Middleton Cheney. Junction 11 of the M40 will be found approximately 6 miles away on the outskirts of Banbury and junctions for the M1 will be found either north or south of Daventry.

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:

* An opportunity to acquire this brick built semi detached chalet bungalow which offers spacious flexible accommodation on two floors requiring modernisation.

* It stands in a larger than average plot with generous gardens to front and rear.

* The Close is a small tucked away cul-de-sac yet convenient for the facilities in the village.

* We believe that there is scope to extend with ample space around the property subject to planning permission where required.

* As mentioned above the accommodation offers a degree of flexibility as it can be used as a four bedroom or three bedroom home.

* All four bedrooms are doubles and one on the first floor has an ensuite shower room.

* There is a large main reception room with open fire and two windows to the front.

* The ground floor double bedroom could also be used as a dining room, office or playroom as required and it has a window to rear overlooking the garden.

* The ground floor bathroom is arranged as a shower room with a modern white suite which was re-fitted approximately five years ago.

* The kitchen/breakfast room is fitted with a range of light oak units and has space for table and chairs, a window to the rear and a door which opens to the large garden room/utility.

* Large mainly lawned gardens to the rear which include a detached prefabricated garage approached via a long driveway providing off road parking space for several vehicles. There is also a lawned front garden.

* No upward chain.

Services

All mains services are connected.

Local Authority

West Northants 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.