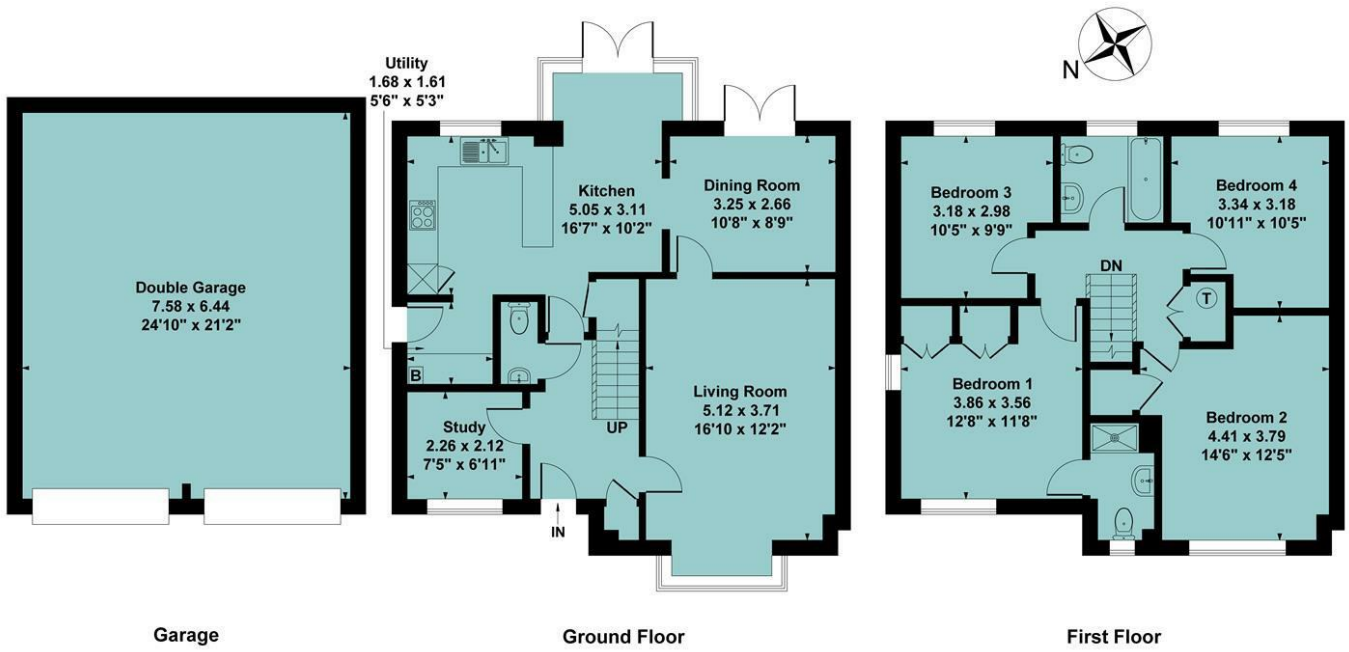
Agents Note

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

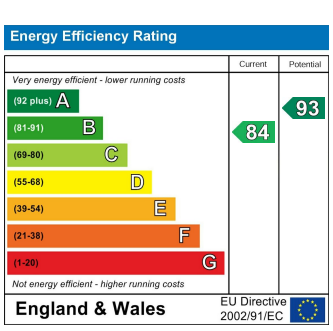
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 67.88 sq m / 731 sq ft
First Floor Approx Area = 63.36 sq m / 682 sq ft
Garage Approx Area = 48.81 sq m / 525 sq ft
Total Area = 180.05 sq m / 1938 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.



57 Yarrow Road
Bodicote

Anker

57 Yarrow Road, Bodicote, Oxfordshire, OX15 4SN



Approximate distances
Banbury town centre 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1 mile (rear pedestrian access)
Oxford 19 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A DETACHED FOUR BEDROOM FAMILY HOME WITH A DOUBLE GARAGE, LOCATED WITHIN WALKING DISTANCE OF PRIMARY SCHOOL AND OFFERED WITH NO ONWARD CHAIN

Entrance hall, living room, kitchen, dining room, study, downstairs WC, utility room, four bedrooms, ensuite, family bathroom, double garage, parking, rear garden. Energy rating B.

£490,000 FREEHOLD











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left before the flyover where signposted to Bodicote and Cherwell Heights. At the mini roundabout continue straight on signposted to Longford Park. Travel along Longford Park Road and take the fifth turning on the left into Wayfarings then take the next left hand turn into Yarrow Road and then the second turning on the right. The property will then be found after a short distance on the right hand

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, Indian restaurant, 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 Banbury and Oxford.

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:

* Detached four bedroom family home.

* Double garage and driveway parking.

* Adjacent to fields ideal for dog walking.

* Walking distance to primary school.

* Offered with no onward chain.

* Entrance hall with stairs to first floor and access to storage cupboard.

* Spacious living room with large window to the front allowing in lots of light.

* Modern kitchen comprising a range of base and wall mounted units with integrated oven and gas hob, integrated fridge and freezer, integrated dishwasher, sink and draining unit, ample space for table and chairs, windows and door opening to the rear garden.

* Further dining room ideal for entertaining with door opening to the rear garden.

* Study ideal for home workers with window to front.

* Utility room with wall units, counter top, space and plumbing for washing machine, cupboard housing the gas fired boiler, door to side.

* Downstairs WC comprising wash hand basin, WC and extractor fan.

* First floor landing with access to airing cupboard.

* The master bedroom is a double with two built-in wardrobes and access to the ensuite comprising shower cubicle, wash hand basin, WC, radiator, extractor fan and window to front.

* The second bedroom is also a double with space for wardrobes, drawers and access to a built-in cupboard.

* Two further bedrooms both overlooking the rear garden.

* Family bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin, radiator and window.

* Low maintenance rear garden which is mostly patio ideal for entertaining, a small lawned area, access to shed and gated side access to driveway.

* Double garage with light and power. Driveway for four cars.

Services

All mains services are connected. The gas fired boiler is located on the wall in the utility room.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

Energy rating: B

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.