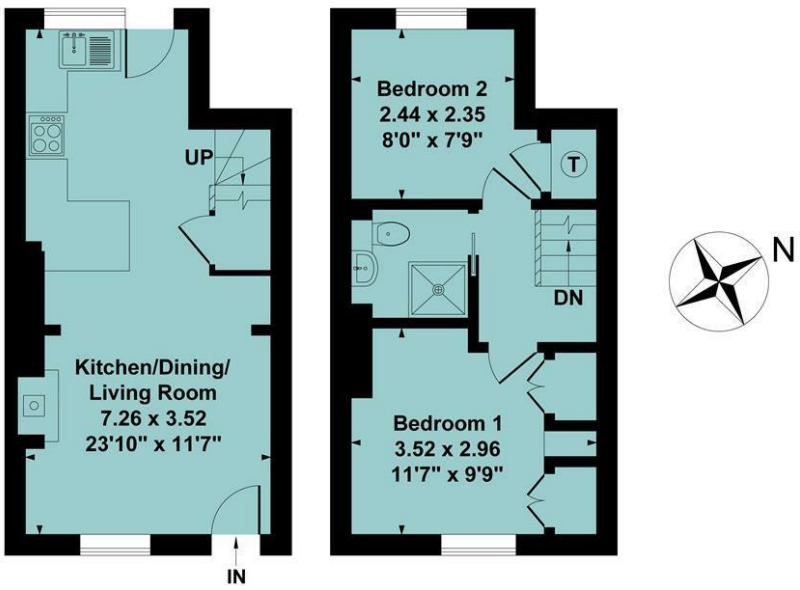
Agents Note

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

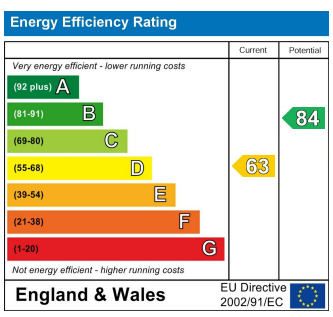
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 23.84 sq m / 257 sq ft
First Floor Approx Area = 23.84 sq m / 257 sq ft
Total Area = 47.68 sq m / 514 sq ft

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

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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.



35 High Street
Middleton Cheney

Anker

35 High Street, Middleton Cheney, Oxfordshire, OX17 2PA



Approximate distances
Banbury 3 miles
Brackley 9 miles
Northampton 20 miles
Oxford 25 miles
Junction 11 (M40 motorway) 1.2 miles
Banbury railway station 2.5 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 55 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN AND WELL MAINTAINED TWO BEDROOM STONE FRONTED COTTAGE THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS AND IS A SHORT WALK FROM LOCAL SHOPS AND AMENITIES IN THE POPULAR VILLAGE OF MIDDLETON CHENEY

Open plan living room/kitchen/dining room, two bedrooms, shower room, rear garden. Energy rating D.

£240,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). After junction 11 of the M40 motorway continue along the A422 to the top of Blacklocks Hill and at the roundabout take the second exit and continue into the village. On entering the village take the second turning on the left into High Street and the property will be found after approximately 200 yards on the left hand side.

Situation

Middleton Cheney boasts a vibrant community for all dynamics. One of the largest villages in West Northamptonshire. It has amenities not normally associated with village life. Facilities within the village include a chemist, church, vets surgery, library, sports ground, village store, post office and popular public houses. The village hall offers a range of clubs & societies for all ages and there is schooling to cover pre-school right the way through to Sixth form education. A greater retail experience is located nearby in Banbury, where you will find all the top High Street outlets and "out of town" retail parks with free parking. Banbury is conveniently located having access to junction 11 of the M40 motorway and regular rail services to London Marylebone, Oxford and Birmingham. Bus services link the village to Banbury and Brackley - also a growing town with good shopping, leisure facilities and services.

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:

* Living room with window to the front, log burning stove, underfloor heating and opening through to the kitchen area. Within the kitchen there is a range of base and eye level units with worktop over and breakfast bar, an integrated oven with four ring electric hob and extractor over, integrated dishwasher, integrated washing machine, space for free standing fridge freezer, heated towel rail, understairs storage cupboard, window and door to rear garden, stairs to the first floor.

* First floor landing with doors to all rooms and hatch to loft.

* Bedroom one is a double with a window to the front, built-in wardrobes and a radiator.

* Bedroom two is a large single/small double with a window to the rear, radiator and a built-in storage cupboard over the stairs which houses the hot water tank.

* Shower room with a walk-in shower cubicle, WC and vanity wash hand basin, heated towel rail and a space saving pocket door.

* The rear garden comprises a patio area and steps lead up to a gravelled area as well as a path which leads to gated access at the rear which then has access over the neighbouring properties land to access the front. Garden shed.

* The property underwent extensive renovations approximately 10 years ago which included completely new electrics, central heating, new kitchen, new bathroom and a new roof.

Services

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

Local Authority

West Northants District Council. Council tax band B.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Viewing

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

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.