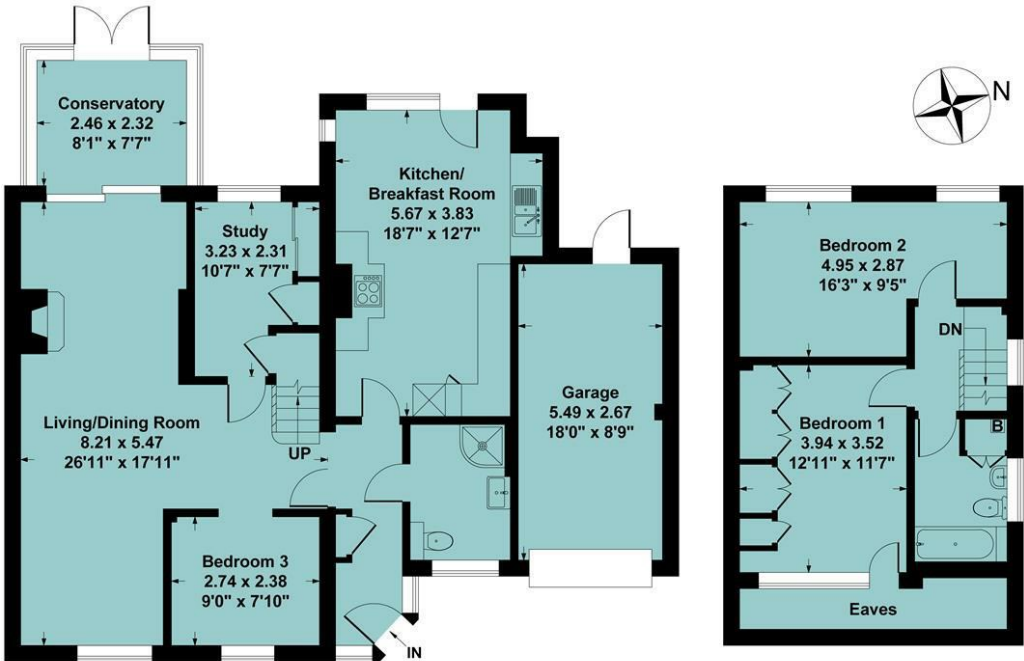


Agents Note

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.

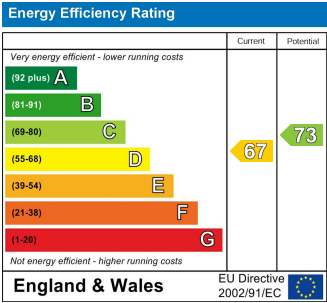


Ground Floor

First Floor

Ground Floor Approx Area = 84.94 sq m / 914 sq ft
First Floor Approx Area = 33.58 sq m / 362 sq ft
Garage Approx Area = 14.63 sq m / 157 sq ft
Total Area = 133.15 sq m / 1433 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.



6 Blackwood Place
Bodicote



6 Blackwood Place, Bodicote, Oxfordshire, OX15 4BE

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station (rear access)1.25 miles
Junction 11 (M40 motorway) 3 miles
Oxford 20 miles
Stratford upon Avon 21 miles
Leamington Spa 20 miles
Bicester 14 miles
Chipping Norton 14 miles
Banbury to London Marylebone by rail approx. 55 minutes
Banbury to Birmingham by rail approx. 50 minutes
Banbury to Oxford by rail approx. 17 minutes

OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS AND EXTENDED THREE BEDROOM SEMI DETACHED CHALET BUNGALOW BENEFITTING FROM A PRIVATE ENCLOSED REAR GARDEN, HOME WORKING OFFICE SPACE PLUS A GARAGE AND DRIVEWAY

Entrance hall, downstairs shower room, kitchen/breakfast room, living/dining room, study, conservatory, three bedrooms, family bathroom, rear garden, garage and driveway parking. Energy rating D.

Offers in excess of £360,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Follow the Oxford Road into Bodicote and at the traffic lights turn right just before Bannatyne's Health Club into Weeping Cross. Take the first turning on the left into Blackwood Place and the property will be found on the right hand side and can be recognised by our "For Sale" board.

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, a soon to be re-opened Indian restaurant, 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:

- * Entrance hall with tiled flooring, doors to the kitchen, living/dining room and downstairs shower room, storage cupboard.
- * Downstairs shower room fitted with a corner shower unit, WC, was hand basin, tiled floor, heated towel rail and window to front.
- * Kitchen/breakfast room fitted with a range of base and eye level units with white fronts and a dark worktop over, inset sink, integrated dishwasher, integrated double oven, four ring induction hob with extractor over, ample space for table and chairs, window and door to rear garden.
- * Living/dining room with a large window to front, space for table and chairs, gas fire, patio doors to the conservatory, door to the study, door to bedroom three, stairs to first floor.
- * Conservatory with tiled flooring and windows and door to the rear garden.
- * Study with laminate flooring, large built-in storage cupboard, understairs storage and window overlooking the rear garden.
- * Ground floor bedroom three with window to front.
- * First floor landing with doors to all rooms and window to side.

- * Bedroom one is a large double with built-in mirrored wardrobes, eaves storage and window to front.
- * Bedroom two is a double with two windows overlooking the rear garden.
- * Family bathroom fitted with a white suite comprising bath, WC and wash hand basin, large storage cupboard with shelving and combination boiler, tiled walls and window to side.
- * The rear garden is mostly laid to lawn with a block paved patio immediately outside the back doors. There is a border of mature trees and bushes, a shingled seating area to the rear and a garden shed. Gated side access and a personal door leading to the rear of the garage.
- * Garage with up and over door, personal door to the rear, light and power, space and plumbing for a washing machine and space for a tumble dryer.
- * Off road parking for at least two cars on the block paved driveway. Car port with further parking for at least one more vehicle.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

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.