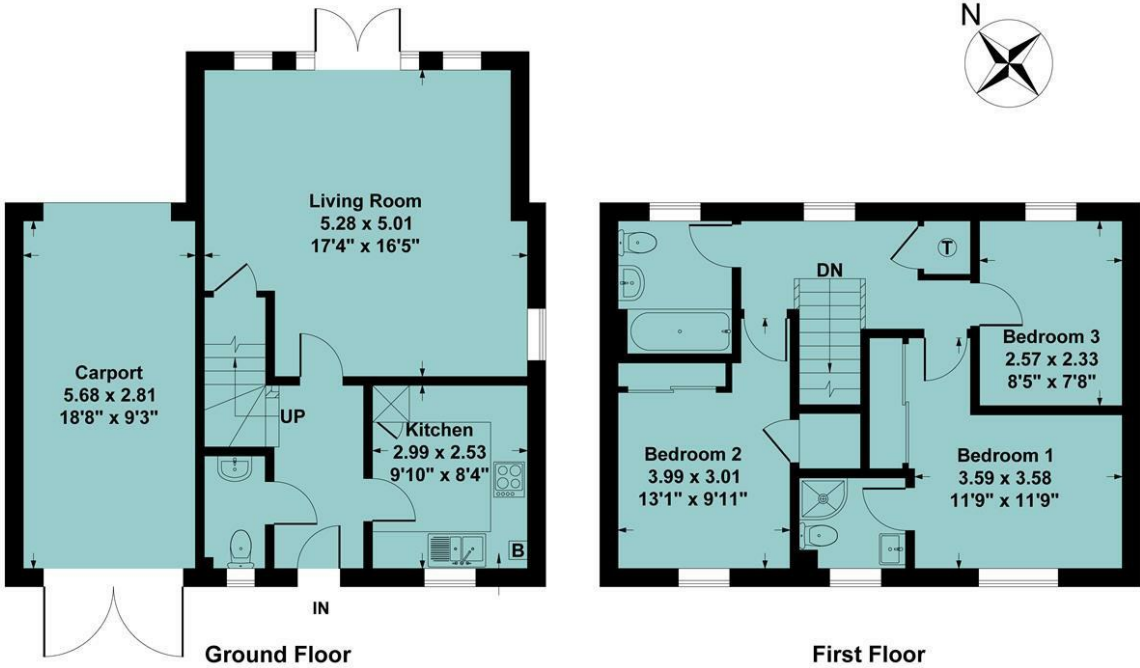


Agents Note

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.

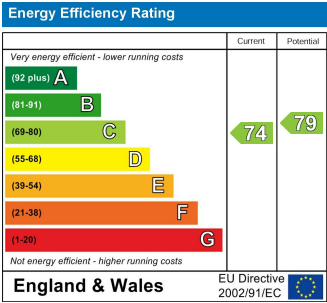
Referral fees

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 = 42.36 sq m / 456 sq ft
First Floor Approx Area = 46.80 sq m / 504 sq ft
Garage Approx Area = 15.96 sq m / 172 sq ft
Total Area = 105.12 sq m / 1132 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 Aldous Drive
Bloxham



7 Aldous Drive, Bloxham, Oxfordshire,
OX15 4FP

Approximate distances
Banbury 3 miles
Chipping Norton 11 miles
Oxford 23 miles
Banbury railway station 5 miles
Junction 11 (M40 motorway) 6 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

**PRESENTED TO THE MARKET IN AN IMMACULATE
CONDITION IS THIS THREE BEDROOM SEMI
DETACHED HOME BENEFITTING FROM AN ENSUITE TO
THE MASTER BEDROOM, A PRIVATE ENCLOSED REAR
GARDEN PLUS A CAR PORT FOR TWO VEHICLES**

**Entrance hall, kitchen, downstairs WC,
living/dining room, three bedrooms, ensuite,
family bathroom, rear garden, driveway and car
port. Energy rating C.**

OFFERS OVER £375,000 FREEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Travel through the village passing the church on the left hand side and at the mini roundabout bear left into Barford Road and take the next turning on the left into Milton Road. Continue for approximately 300 yards and turn right into Aldous Drive. The property will be found on the left hand side where a "For Sale" board has been erected.

Situation

BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, delicatessen, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service, doctor's surgery and golf driving range.

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 doors to the kitchen, living/dining room and stairs to first floor.
- * Kitchen fitted with a range of base and eye level units, one and a half bowl sink unit, integrated fridge freezer, integrated dishwasher, washing machine, double oven and four ring gas hob with extractor over, tiled floor and splashback, window to front.
- * Living/dining room with large understairs storage cupboard (currently housing a condensing tumble dryer), ample room for dining room furniture, French doors and windows to the rear garden and a small window to the side.
- * Downstairs WC with wash hand basin, WC, heated towel rail, window to front, tiled floor and splashback.
- * First floor landing with doors to all rooms, door to the airing cupboard, hatch to the loft and window to the rear.
- * Bedroom one is a double with window to front, built-in wardrobes and an ensuite comprising corner shower cubicle, WC and wash hand basin, tiled floor, part tiled walls and window to front.
- * Bedroom two is a double with window to front, built-in wardrobes and storage cupboard.

- * Bedroom three is a single with window to rear.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC, wash hand basin, tiled floor, part tiled walls and window to rear.
- * The rear garden is mostly laid to lawn with a patio immediately outside the rear doors. There is a gravelled seating area, gated side access leading to the driveway/car port. Garden shed at the back of the driveway to remain.
- * The car port has two side hinged doors to the front to allow vehicular access.
- * Please note there is an annual estate charge of approximately £150 per annum payable to Pinnacle.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: C

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.