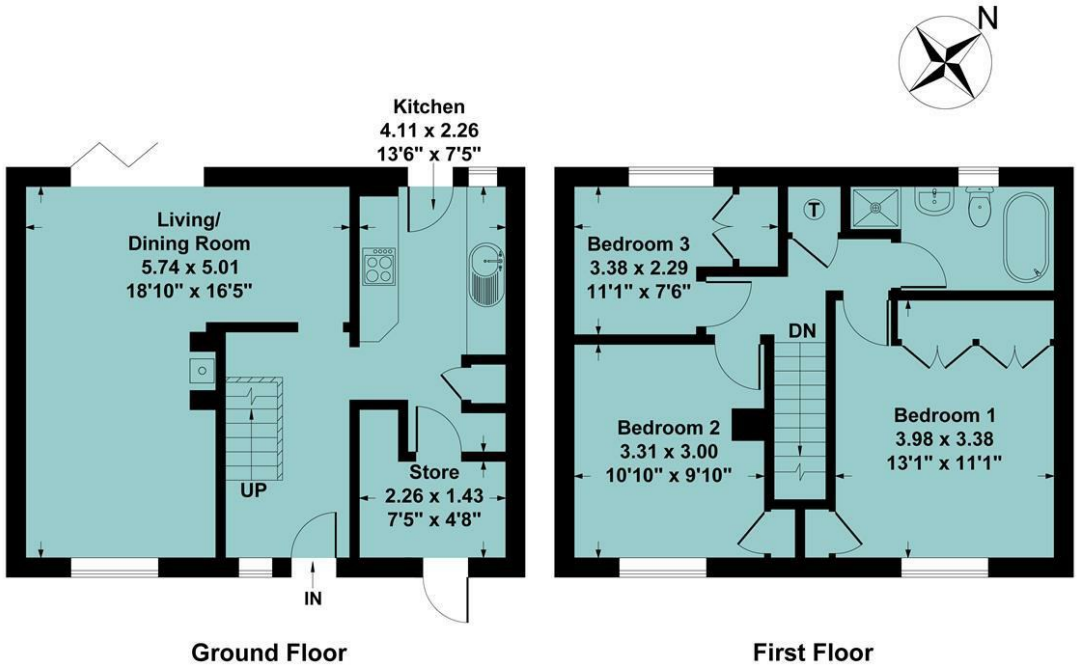
Agents Note

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 = 42.59 sq m / 458 sq ft
First Floor Approx Area = 42.59 sq m / 458 sq ft
Total Area = 85.18 sq m / 916 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.

4 Astral Row, Helmdon Road
Greatworth

Anker

4 Astral Row, Helmdon Road, Greatworth, Oxfordshire, OX17 2DL



Approximate distances
Banbury 6 miles
Junction 11 (M40 motorway) 7 miles
Brackley 5 miles
Oxford 30 miles
Northampton 20 miles
Banbury to London Marylebone by rail approx. 55 mins

A WELL PRESENTED THREE BEDROOM TERRACED HOUSE IN THIS LOVELY VILLAGE WITH AMENITIES INCLUDING A PRIMARY SCHOOL, PUB AND SHOP. ADJOINING FIELDS AND PADDOCKS TO THE REAR OVER WHICH THERE ARE LOVELY VIEWS.

Hall, open plan living space, kitchen, large store room, three bedrooms, bathroom, gardens. Energy rating D.

£285,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction toward Brackley (A422). At the top of Blacklocks Hill turn left toward Northampton on Banbury Lane (B4525). Follow this road for approximately 5 miles and turn right where signposted to Greatworth. Travel into the village and having reached the shop turn left into Helmdon Road and continue past the school to the outskirts of the village and the property will be found on the left hand side.

Situation

GREATWORTH lies approximately 6 miles east of Banbury and 5 miles west of Brackley. Within the village there is a shop, primary school and pre-school, church, public house/restaurant and a sports and social club. It lies within the Chenderit secondary school catchment area at Middleton Cheney. There are good motorway connections for both junction 11 of the M40 and junction 15a of the M1.

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:

* A brick built mid terraced house originally constructed for the RAF and dating back, we believe, to circa 1960.

* It enjoys views over adjoining paddocks and fields to the rear.

* Well presented accommodation which includes a spacious open plan living area with wood burning stove in the sitting room, recently fitted laminate wood effect flooring throughout the space and recently installed bi-fold doors in the dining area which open to the garden and have outlooks over the paddocks.

* The kitchen is fitted with a range of cream gloss units, marble effect work surfaces, a built-in oven, hob and extractor, sink, plumbing for washing machine, space for fridge, door and window opening to the rear garden and a further door opens to a large walk-in store.

* Main double bedroom with window to front, second double bedroom with window to front and a third single bedroom with window to rear and lovely views.

* To the front of the property there is a small garden whilst to the rear there is an attractive garden including patio, lawn and raised beds, recently fitted raised deck at the foot of the garden from where the outlooks over the fields can be enjoyed.

* Electric heating, double glazing.

* There is on street parking which is marked out on the road immediately outside the houses.

Services

All mains services are connected with the exception of gas.

Agent's note

The property is located on the edge of the village and as well as the vies over paddocks and views to the rear there are also views over fields to the front where currently the HS2 construction which is located one field away is clearly visible, Please visit the HS2 website to view the route which shows that the area under construction near to the subject property will become a green tunnel through which the trains will run.

Local Authority

West Northants District Council. Council tax band B.

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.