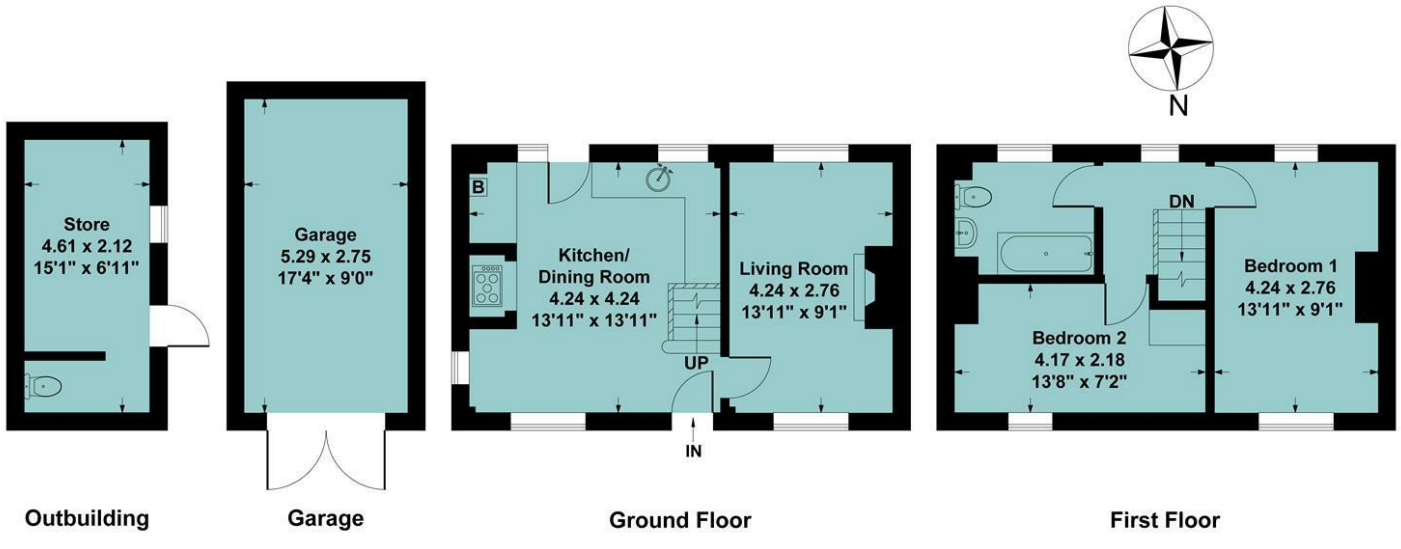
Agents Note

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

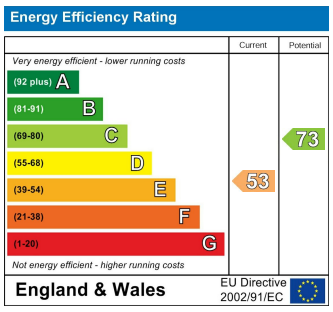
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 29.69 sq m / 320 sq ft
First Floor Approx Area = 29.69 sq m / 320 sq ft
Garage Approx Area = 14.54 sq m / 157 sq ft
Outbuilding Approx Area = 9.77 sq m / 105 sq ft
Total Area = 83.69 sq m / 902 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.



Jasmine Cottage, 1 New Terrace
Byfield

Anker

Jasmine Cottage, 1 New Terrace, Byfield, Northamptonshire, NN11 6UY



Approximate distances
Banbury 10 miles
Daventry 9 miles
Northampton 19 miles
Warwick 19 miles
Junction 11 (M40 motorway) 8 miles
M1 motorway 15 miles

A VERY WELL PRESENTED TWO BEDROOM END TERRACED STONE FRONTED VICTORIAN COTTAGE OCCUPYING A LARGER THAN AVERAGE PLOT WITH GENEROUS OFF ROAD PARKING TO THE SIDE, A GARAGE AND A USEFUL BRICK AND STONE OUTBUILDING

Kitchen/dining room, living room, two bedrooms, bathroom, garden, garage and outbuilding, driveway parking. Energy rating E.

£285,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Daventry (A36). Continue for approximately 10 miles into Byfield. Travel into the village and just after The Crosstree Inn turn left into New Terrace and the property will be found after a relatively short distance on the left hand side and can be recognised by our "For Sale" board.

Situation

BYFIELD is a particularly well served village lying almost equidistant between the towns of Daventry and Banbury. Within the village there is a primary school and nursery, a Post Office and stores, a petrol station, public house, Parish Church, Doctor's surgery and various sports facilities. There is a regular daily bus service to Banbury and Daventry. The nearby market towns of Daventry and Banbury provide more specialised requirements. Communication is good with access to the M40 (J11) Banbury about 11 miles and M1 (J16) Northampton about 12 miles, train services from Banbury to London Marylebone (from about 51 minutes). Sporting activities in the area include golf at Staverton and Hellidon; indoor sports complexes at Banbury and Daventry; horse racing at Towcester, Warwick and Stratford-Upon-Avon; motor racing at Silverstone; and theatre at Stratford-Upon-Avon 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:

* A very well presented end terraced period brick and stone double fronted Victorian cottage believed to date back to 1905.

* Occupying a larger than average plot for a property of this type which includes generous off road parking to the side, a garage and a useful brick and stone outbuilding.

* Double aspect living room with oversized ceramic floor tiled, open fire, exposed beams, windows to front and rear.

* Open plan spacious double aspect kitchen/dining room with a range of base and eye level units incorporating a built-in oven, gas hob and integrated extractor over, plumbing for washing machine, windows to front and rear, double glazed door to the rear garden, porthole style window, wall mounted gas fired boiler.

* Landing with window to rear enjoying rural views, hatch to loft.

* Main double aspect double bedroom with windows to front and rear and more far reaching views.

* Second double bedroom with window to front.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window, laminate wood effect floor.

* Recent redecoration throughout and new floor coverings.

* Large driveway providing off road parking space for two/three vehicles beyond which is a single garage with light connected. To the left of the driveway there is a useful brick and stone detached outbuilding ideal as a workshop/store which also has a WC and could be converted to create an outside office or hobbies room.

* The rear garden which as mentioned above is of a good size is lawned with borders and there is a shed, pedestrian right of way via the path behind the cottages in favour of neighbouring cottages.

Services

All mains services are connected. The wall mounted Baxi gas fired boiler is located in the kitchen.

Local Authority

Daventry District Council. Council tax band B.

Viewing

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

Energy rating: E

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.