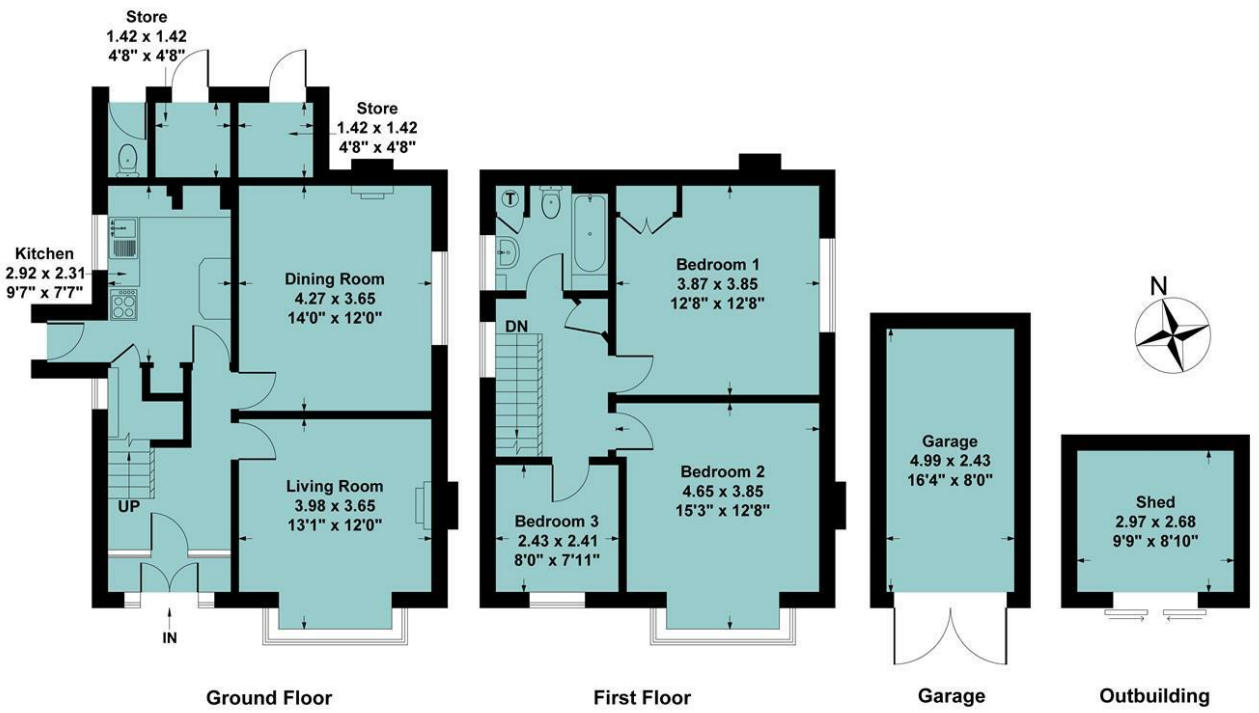
Agents Note

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

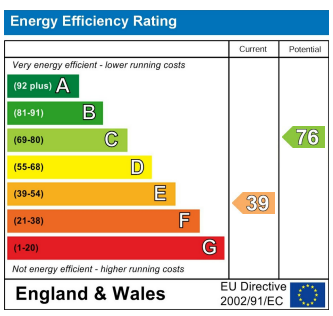
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 55.72 sq m / 600 sq ft
First Floor Approx Area = 48.69 sq m / 524 sq ft
Garage Approx Area = 12.12 sq m / 130 sq ft
Outbuilding Approx Area = 7.96 sq m / 86 sq ft
Total Area = 124.49 sq m / 1340 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.



3 The Twistle
Byfield

Anker

3 The Twistle, Byfield, Northamptonshire, NN11 6YW



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 DETACHED EDWARDIAN STYLE PERIOD HOUSE ON THE EDGE OF THE VILLAGE WITH LOVELY OUTLOOKS TO THE FRONT STANDING IN GARDENS EXTENDING TO APPROXIMATELY A FIFTH OF AN ACRE AND ACCOMMODATION THAT REQUIRES MODERNISATION

Hall, sitting room, dining room, kitchen, three bedrooms, bathroom, electric night storage heating, gardens to front, side and rear, garage and off road parking. Energy rating E.

£420,000 FREEHOLD











Directions

From Banbury proceed in a northerly direction toward Daventry (A361). Continue for approximately 10 miles and on entering Byfield turn left and follow the road which is The Twistle. Continue and before leaving the village the property will be found on the right 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 brick built detached Edwardian style period house which requires updating.

* Located on the edge of the village with attractive outlooks to the front.

* Occupying a large plot extending to approximately a ? of an acre.

* Retaining some period features including bay windows, picture rails, fireplaces and doors.

* Sitting room with bay window, tiled open grate fireplace and picture rails.

* Dining room with open fire.

* Kitchen with window to side overlooking the garden, a door opening to the side and door to understairs cupboard.

* Main double bedroom with bay window to front with lovely rural views, picture rails.

* Second double bedroom with window to side, fitted wardrobe and picture rails.

* Third single bedroom with window to front and views over countryside.

* Bathroom fitted with a suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, window, door to built-in airing cupboard.

* Gates open to a driveway at the front which in turn provides off road parking space and leads to the detached garage. The gardens extend to front, side and rear with large lawned areas, shaped beds and borders. To the rear there is an outside WC, shed, patio and another lawned area.

* We believe that there may be potential for development within the curtilage either to extend the existing house or for a separate dwelling subject to planning permission. It should be noted that an application for planning consent for a bungalow in the garden was rejected in 2006.

Services

All mains services are connected with the exception of gas.

Local Authority

Daventry District Council. Council tax band D.

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.