



Adderbury Court, Adderbury
Oxfordshire, OX17



Beyond your expectations

Well presented three bedroom link detached village house. EPC D

Entrance Hall | Cloakroom | Sitting Room | Conservatory | Dining Room | Kitchen | Three Bedrooms | Bathroom | Garden | Parking For Three Vehicles

Guide Price £357,500 Freehold

Description

A well presented link detached family house located within this small and much sought after residential development within this popular and well served North Oxfordshire village.

The accommodation includes an entrance hall, cloakroom with white suite, sitting room with an attractive open fireplace and double glazed sliding patio doors opening to the good sized double glazed conservatory, separate dining/family room, kitchen fitted with an attractive range of base and wall units incorporating ample work tops, built in oven and hob with cooker extractor over, built in microwave and dishwasher, space for fridge freezer and plumbing for a washing machine.

On the first floor there are three bedrooms and a family bathroom including a panelled bath with shower over, low level wc and pedestal wash basin.

The property benefits from double glazing and gas fired heating to radiators.

Outside

To the front of the property there is off street parking for three vehicles. A gated side access leads to the attractive rear garden which is laid to lawn with a paved patio, well stocked flower and shrub borders and garden shed.

Location

Adderbury is located to the south of Banbury on the A4260 Oxford Road. Within the village there are a range of amenities including a village shop, hairdresser, choice

of public houses, a magnificent parish church, schooling for the primary age group with secondary schooling available at the Warriner School, which is in the nearby village of Bloxham. Adderbury is also the home of Banbury West End Lawn Tennis and Squash club and on the outskirts of the village there is a golf course. Access to the M40 motorway can be gained at Ardley (J 10) and from Banbury (J 11). From Banbury there is also a mainline railway station providing links to London Marylebone, Oxford & Birmingham.

Additional Information

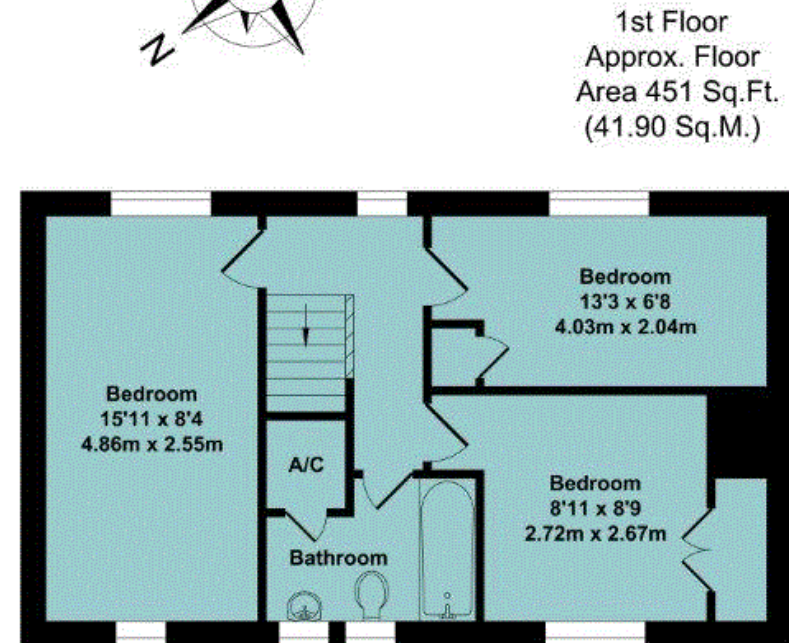
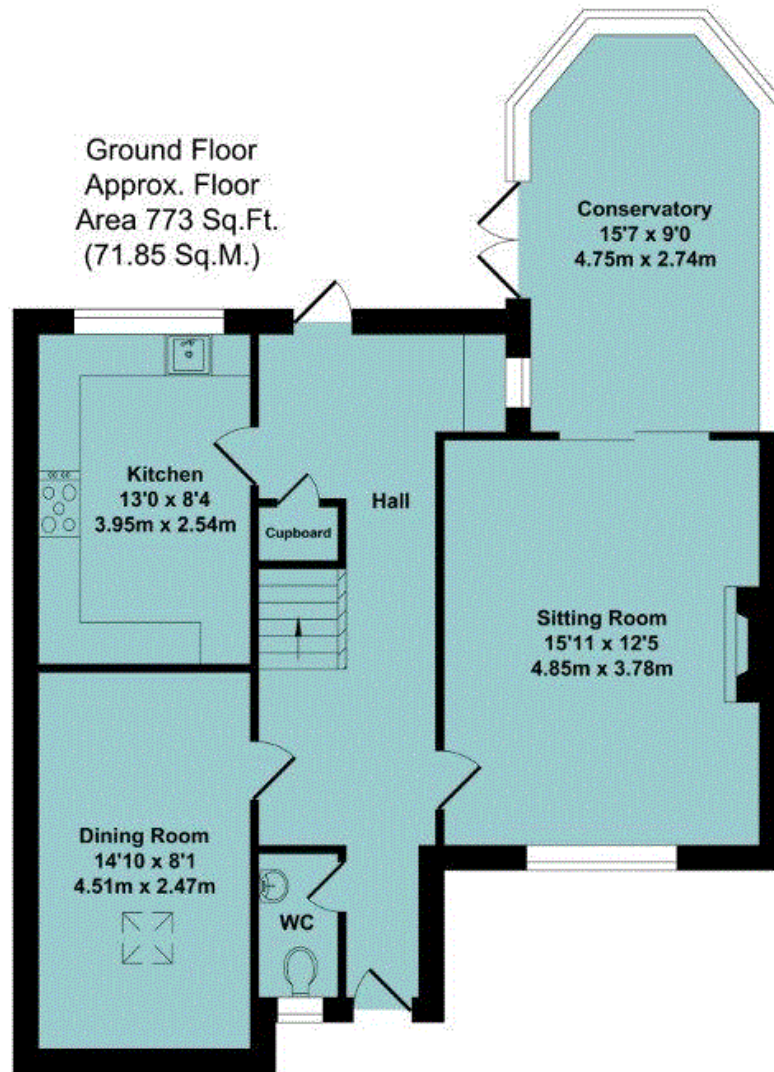
Council Tax Band D.

Gas fired heating to radiators.

Double glazing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Total Approx. Floor Area 1224 Sq.Ft. (113.75 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

