



92 Parklands, Banbury, Oxon OX16 2SZ
£242,500

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A well presented and well proportioned two bedroom end of terraced home in a secluded, peaceful area of this popular development giving close proximity to the town centre and local amenities and is on public transport routes. The property benefits from a recently refitted bathroom suite, recently re-carpeted, is double glazed and has gas central heating, a parking space and an enclosed rear garden. The property is offered with no onward chain.

Entrance porch | Kitchen/breakfast room | Living room |
Master bedroom with en-suite | Bedroom two | Refitted
bathroom | Rear garden | Allocated parking

Ground Floor

Obscured part glazed door to **entrance porch**. Radiator. Tiled flooring. Space for hanging coats. Door into kitchen/breakfast room.

Kitchen/breakfast room: Double glazed window to front aspect. Fitted with a range of base and wall mounted modern units. Work surface over and tiled splashbacks. One and a half sink unit and drainer. Integrated oven, gas hob and extractor. Integrated fridge and freezer. Space for white goods. Cupboard housing Baxi heating boiler. Tiled flooring. Space for a breakfast or dining table. Door leading to living room.

Living room: Double glazed sliding patio doors out onto rear garden. Stairs rising to first floor. Radiator. Wooden fire surround with marble effect hearth, tiled insert and electric fire.

First Floor

Landing: Access to loft. Doors leading to main bedroom, bedroom two and refitted bathroom.

Bedroom one: Double glazed window to front aspect. Spacious double bedroom. Radiator. Archway through to open en-suite.

En-suite: Shower tray with shower over. Vanity sink unit with storage below.

Bedroom two: Double glazed window overlooking rear garden. Radiator. Deep airing cupboard housing hot water cylinder.

Refitted bathroom: Window to rear aspect. Fitted with a modern white panelled bath with mixer taps over, part tiled splashbacks, low level WC and pedestal wash handbasin with tiled splashbacks. Vinyl flooring. Extractor.

Outside

Front: Paved patio pathway to front door the remainder is laid to lawn. Brick half storage area for bins. Paved walkway to parking area and to the rear of the property.

Westerly facing rear garden: Enclosed by panel fencing and hedge borders. Gated side access. Small paved patio area, the remainder is laid to lawn. Paved pathway leading to rear of the property where there is a hardstanding for a shed. Established trees to the rear of the property on the external border which offers a certain level of privacy.

From the gated side access there is a parking area where there is an **allocated parking space** next to the gate. Further additional parking can be found near the property.

Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north to the second set of traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the first roundabout and turn right into Parklands.

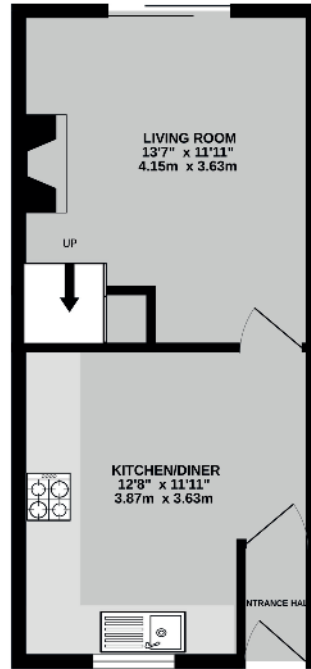




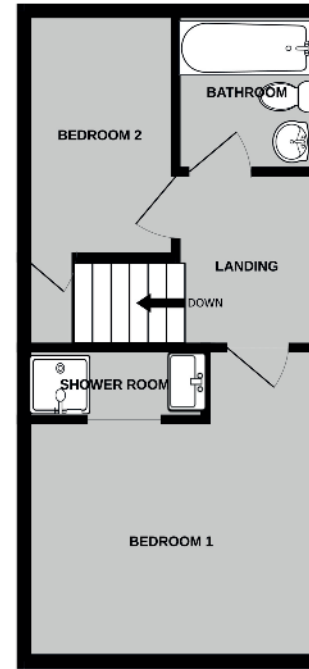


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

GROUND FLOOR
 306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
 313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors, windows and any other items are approximate and are not necessarily to be taken as any form of opinion or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The inclusion, omission and placement of items shown here are not intended and not guaranteed as to their accuracy or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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