



3 Old Parr Road, Banbury, Oxon OX16 5HT
£420,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A deceptively spacious and versatile period property located within comfortable walking distance of the town centre and further amenities.

Entrance porch | Hallway | Living room with walk-in bay window | Separate dining room | Kitchen/breakfast room | Cloakroom | Two first floor bedrooms, master bedroom with en-suite | Bathroom | Further second floor bedroom | Enclosed private rear garden | Garage | Ample off road parking

Enjoying a secluded position within the town centre, a three bedroom end of terraced house providing deceptively spacious accommodation over three floors, the property benefits from garage and ample off road parking to the rear.

Ground Floor

Front door.

Spacious porch. Door through to hallway.

Hallway: Stairs rising off to first floor. Useful understairs storage. Door through to living room. Door to inner lobby which leads to cloakroom.

Cloakroom: Saniflow low level WC. Wall mounted handbasin. Extractor fan.

Living room: Walk-in bay window to front aspect. Double doors giving access to dining room.

Dining room: Feature fireplace with inset living flame gas fire. Double doors giving access to garden. Double folding doors giving access to kitchen/breakfast room.

Kitchen/breakfast room: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of contemporary Shaker style oak fronted wall and base units. Ample work surfaces. Tiled floor. Free space and plumbing for washing machine. Space for tumble dryer. Space for slim-line dishwasher. Space for cooker. Wall mounted Worcester gas boiler for domestic hot water and central heating. Windows overlooking garden. Door giving access to garden. Door to walk-in pantry with light and power connected.

First Floor

Landing: Window to side aspect.

Master bedroom: Double bedroom to front aspect with walk-in bay window. Fitted wardrobes to one wall. Door through to en-suite.

En-suite: White suite comprising of fully tiled shower cubicle with Mira thermostatic shower, handbasin with inset vanity unit and low level WC. Double glazed window to front aspect.

Bedroom two: Generous double bedroom to rear aspect overlooking garden. Airing cupboard housing hot tank and immersion heater.

Bathroom: White suite comprising of panelled bath with Mira electric shower over, pedestal handbasin and low level WC. Complementary tiling to splashback areas. Vinolay flooring.

From the landing door to staircase rising up to second floor.

Second Floor

Bedroom: Generous double bedroom with windows to front, rear and side. Eaves storage.

Agents Note

Rear windows and patio doors have external shutters. Gas radiator heating with radiators in all rooms. Double glazed throughout.

Outside

Rear garden: Enclosed by fencing and brick walling giving a good degree of privacy. Covered decking area. Timber pergola. Patio area. Outside tap. Areas laid to shingle. Steps leading to block paved driveway providing off road parking for two vehicles, adjacent to the driveway is a brick built single garage.

Garage: Remote control roller door. Door to side. Light and power connected.

To the rear of the boundary are wooden double gates providing access to parking. Private road (access from Old Parr Road) shared between the residents of Old Parr Road.

Front: Low maintenance laid to shingle front garden. Pathway to front door. Outside lights.

Services: All **Council Tax Banding:** B

Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the Catholic Church take the left turn into St John's Road, third right into Old Parr Road.



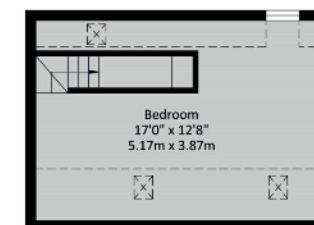
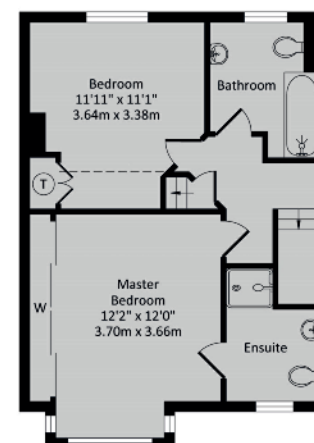
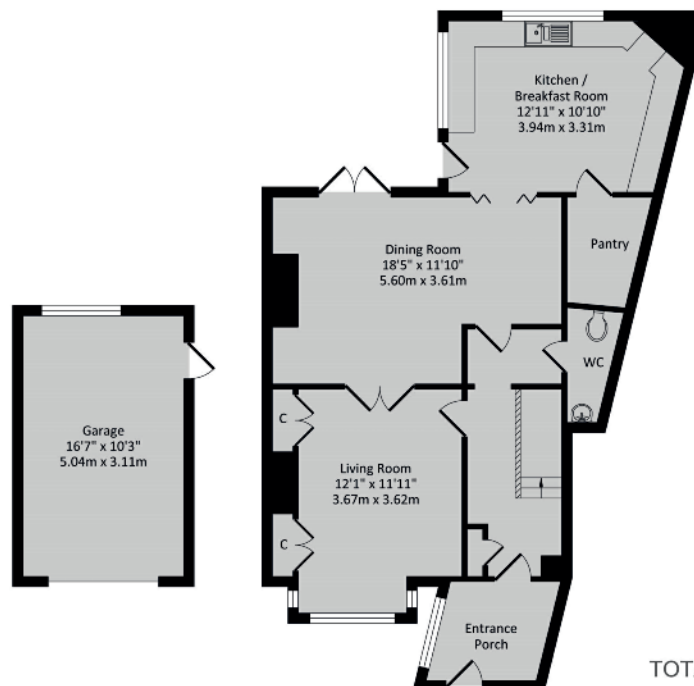
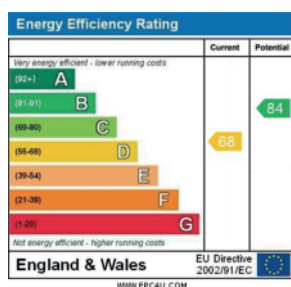


Garage
169 sq.ft. (15.70 sq.m.) approx.

Ground Floor
715 sq.ft. (66.40 sq.m.) approx.

First Floor
457 sq.ft. (42.50 sq.m.) approx.

Second Floor
234 sq.ft. (21.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1575 sq.ft. (146.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

