



91 Parklands, Banbury, Oxon OX16 2TD  
'Offers in the region of' £240,000

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





*An end of terraced house benefiting from a private rear garden, located within comfortable walking distance of the town centre and further amenities.*

**Entrance porch | Kitchen/breakfast room | Living room | Master bedroom with en-suite shower cubicle and handbasin | Bedroom two | Bathroom | Gardens to front and rear | Two allocated parking bays | Gas central heating | Sealed unit double glazed windows throughout**

Enjoying a cul-de-sac location within this popular development, a two bedroom house having recently been redecorated, offered with no onward chain.

#### Ground Floor

Front door.  
Entrance porch. Door into kitchen/breakfast room.

**Kitchen/breakfast room:** Stainless steel inset sink unit and drainer. Range of wall and base units. Integrated 4 ring gas hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas. Extractor fan. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Double glazed window to front aspect. Thermostat for heating.

**Living room:** Gas fire. Double glazed sliding doors giving access to garden. Stairs rising to first floor.

#### First Floor

**Landing:** Access to loft. Door to master bedroom.

**Bedroom one:** Double bedroom to front aspect with en-suite shower cubicle fully tiled with Triton T80 electric shower and handbasin with inset vanity unit. Extractor fan.

**Bedroom two:** Single bedroom to rear aspect. Airing cupboard housing hot tank and immersion heater.

**Bathroom:** Coloured suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas.

#### Outside

**Rear garden:** Enclosed by fencing giving a good degree of privacy. Laid to patio. The garden measures approximately 25 ft in length. Gate to side aspect providing access to two parking bays allocated to this property.

**Front:** Open-plan laid to lawn. Pathway to front door.

#### Banbury

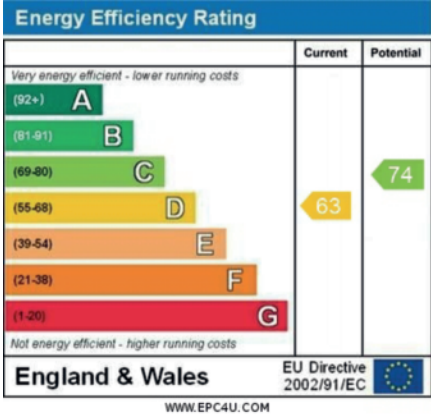
The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

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.



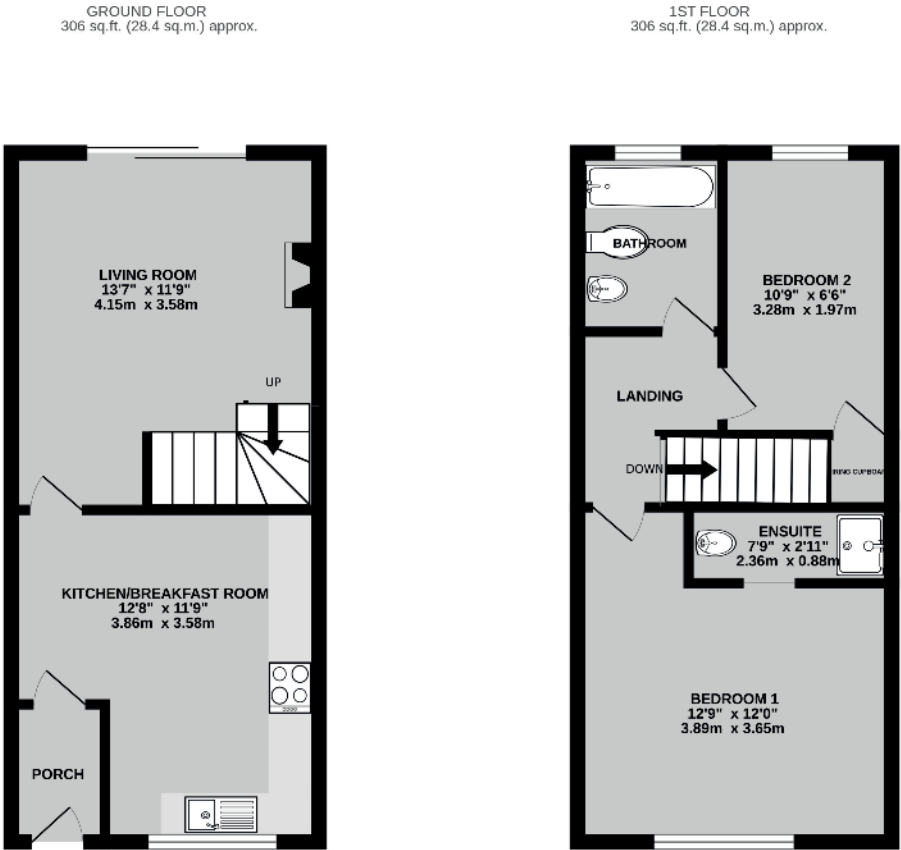






**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although 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



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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.  
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