



4 George Parish Road, Banbury, Oxon OX16 0FN  
£340,000

Stanbra  
Powell

Estate Agents  
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Property Lettings







## *Well presented three bedroom semi-detached home.*

Entrance hallway | Living room | Kitchen/dining room | Utility area | Cloakroom | Three bedrooms, en-suite to master | Bathroom | Pleasant rear garden | Driveway | Garage

Built by Bloor Homes in 2017, this three bedroom semi-detached home benefits from living room, kitchen/dining room, utility area, cloakroom, three well-proportioned bedrooms with en-suite to the master, bathroom, as well as a pleasant rear garden, driveway and single garage.

### Ground Floor

Covered porchway. Composite door leads to entrance hallway.

**Entrance hall:** Stairs rising to first floor. Wall mounted fuse box. Radiator. Laminate wood flooring. Door to living room.

**Living room:** Spacious living room with UPVC double glazed window to the front aspect. Two radiators. Large understairs storage cupboard. Door through into kitchen/dining room.

**Kitchen/dining room:** A range of modern base and eye level units with laminate worktop. Built-in sink unit. Oven with 4 ring electric hob and extractor hood above. Space for full height fridge/ freezer. Space for dishwasher. Laminate wood flooring. Plenty of space for dining table and chairs. UPVC double glazed windows and doors open up onto rear patio. Radiator.

**Utility area:** Laminate wood flooring. Space and plumbing for washing machine with base and eye level units and laminate worktop. Door to cloakroom.

**Cloakroom:** Two piece white suite comprising low level WC and washhand basin. Radiator. Laminate wood flooring.

### First Floor

Landing.

**Bedroom one:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Wall panelling. Built-in double wardrobe with sliding mirror door.

**En-suite:** Three piece white suite comprising low level WC, washhand basin and double shower cubicle with Bar shower over. Tiling to splashback areas. UPVC double glazed window to the rear aspect. Heated towel rail.

**Bathroom:** Three piece white suite comprising low of WC, washhand basin and panelled bath with shower attachment over. Wall mounted heated towel rail. Sunken spotlights.

**Bedroom two:** Double bedroom with UPVC double glazed window to the the front aspect. Radiator.

**Bedroom three:** Single bedroom with UPVC double glazed window to the front aspect. Radiator. Wall panelling. Useful storage cupboard.

### Outside

**Tarmac driveway** for two to three vehicles. Pathway leading to the front door. Partially enclosed by low level brick wall, the rest is laid to lawn.

**Rear garden:** Paved patio area. The rest of the garden is mostly laid to lawn with a decked seating area at the rear of the garden, raised flower border, with additional garden space behind the garage. The garden is enclosed by mostly timber panel fencing and a brick wall. Gated side access. Outside tap.

**Garage:** Brick built garage with metal up and over door, power and light connected, storage into the roof space which is partially boarded.

Services: All  
Authority: Cherwell District Council

Council Tax Banding: C





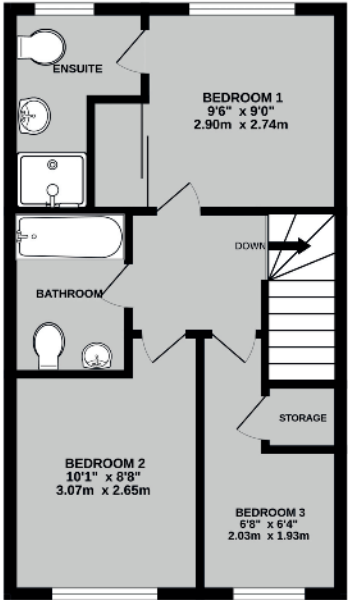
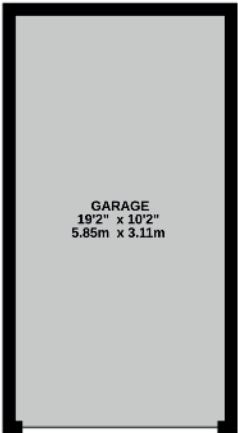
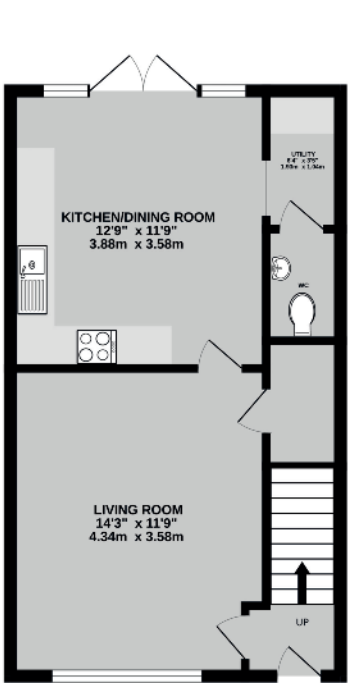
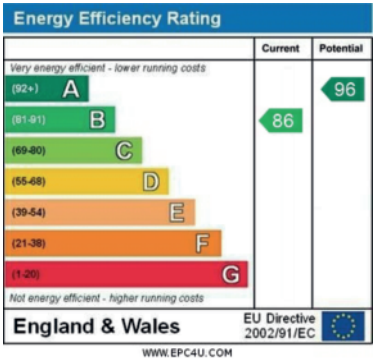






GROUND FLOOR  
603 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst 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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**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



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