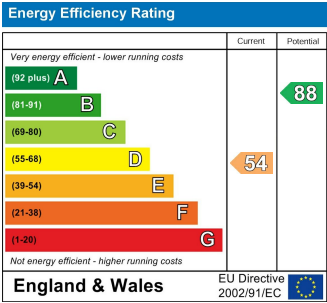


Agents Note

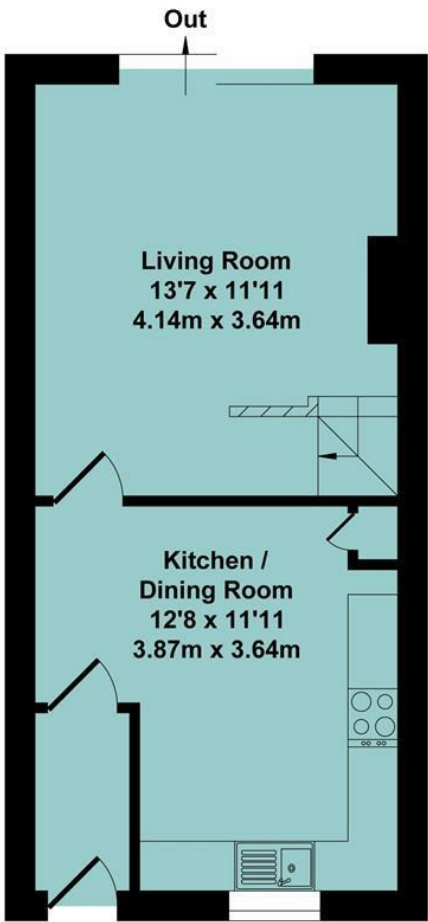
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

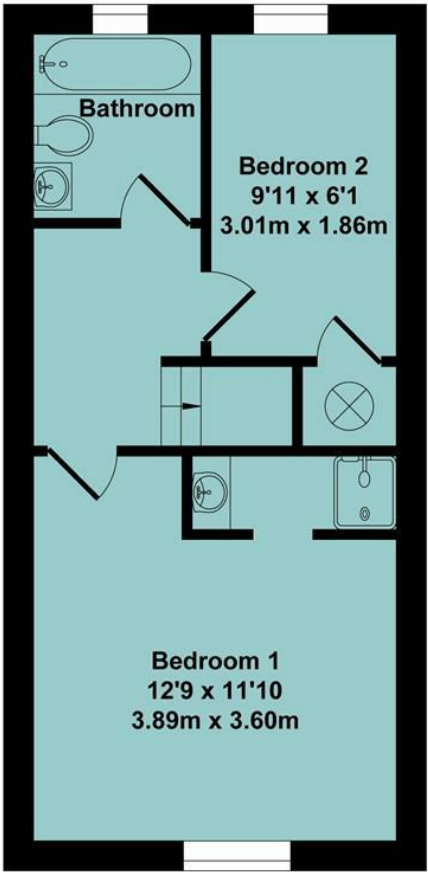
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor  
Approx. Floor  
Area 317 Sq.Ft.  
(29.50 Sq.M.)



First Floor  
Approx. Floor  
Area 317 Sq.Ft.  
(29.50 Sq.M.)



Total Approx. Floor Area 634 Sq.Ft. (59.0 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



63 Parklands  
Banbury





63 Parklands, Banbury, Oxfordshire, OX16 2SY

Approximate distances  
Banbury town centre 1 mile  
Junction 11 (M40 motorway) 2.5 miles  
Banbury railway station 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone 55 mins by rail approx.  
Banbury to Oxford 17 mins by rail approx.  
Banbury to Birmingham 50 mins by rail approx.

A TWO BEDROOM SEMI DETACHED HOME WITH ALLOCATED PARKING LOCATED CLOSE TO THE TOWN CENTRE AND OFFERED WITH NO ONWARD CHAIN

Entrance hall, kitchen/dining room, sitting room, two bedrooms, ensuite, bathroom, gas ch via rads, two allocated parking spaces, low maintenance rear garden. Energy rating E.

£235,000 FREEHOLD



Directions

From Banbury town centre proceed in a north westerly direction along the Warwick Road (B4100). Before the arcade of shops on the left hand side turn right at the roundabout into Parklands. Follow the road and take the second left hand turning where the property will be found on the right hand side. A "For Sale" board has been erected for ease of identification.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Offered with no onward chain.
- \* Two allocated parking spaces one of which is directly outside the front door.
- \* Sought after no through road.
- \* Ensuite to master.
- \* Entrance hall leading to kitchen/dining room.
- \* Kitchen with a range of modern wall and base mounted units with worktop over, integrated oven with hob, space and plumbing for washing machine, space for fridge freezer and ample space for table and chairs.
- \* Sitting room with doors opening to the rear garden and stairs to first floor.
- \* Spacious master bedroom with window to front and ensuite comprising shower of shower cubicle and wash hand basin.

- \* The second bedroom is a single with window overlooking the rear garden.
- \* Bathroom fitted with a suite comprising bath, WC, wash hand basin and window.
- \* Low maintenance rear garden with patio area, lawn and shed. Gated side access to front.
- \* Two allocated parking spaces one of which is located directly outside the front door, the other a stone's throw away.
- \* Windows replaced in 2022.

Services

All mains services are connected. The gas fired boiler is located in the kitchen and was replaced in 2024.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

A copy of the full Energy Performance Certificate is available on request.