



17 Parsons Piece
Banbury, Oxon, OX16 9GQ



ROUND & JACKSON
ESTATE AGENTS





A modern two-bedroom terraced house with two allocated parking spaces and a private rear garden, located within this highly regarded development on the south side of town.

The Property

17 Parsons Piece, Banbury is a well presented and modern two bedroom terraced house located within this sought after development on the south side of town and pleasantly fronts a play park and green. The property has spacious accommodation arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, cloakroom/W.C. and a kitchen/dining room. On the first floor there are two good sized double bedrooms and a modern family bathroom. Outside of the property to the front there is a small lawned garden area with a pathway leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a decked seating area and a pathway to the rear access which leads to the two allocated parking spaces.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to front, stairs rising to the first floor and door to the sitting room.

Sitting Room

A large reception room with a window to the front aspect and door to the kitchen/dining room.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers, work surfaces over and an inset one and a half bowl sink and draining board. There is an integrated single oven with a four-ring gas hob above and extractor hood over, space and plumbing for a washing machine and fridge/freezer. Within the dining area there is space for furniture, double doors and window to the rear garden and door to the cloakroom/W.C.

First Floor Landing

With doors to all first floor accommodation and hatch to the loft space.



Bedroom One

A double bedroom with two built in double wardrobes and two windows to the rear aspect.

Bedroom Two

A good sized double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over and attractive tiled splash backs, wash hand basin, W.C., heated towel rail and a window to the rear aspect.

Outside

The property is pleasantly fronted by a green and children's play park and to the front there is a small lawned garden area and a paved pathway leading to the front door. The main area of garden is located to the rear and benefits from being west facing and private. It is predominantly laid to lawn with a decked seating area adjoining the house and a paved pathway leading to the rear access. There are two allocated parking spaces located within the parking area to the rear.



Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (51 mins) and Birmingham Snow Hill (55mins). 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.

Directions

From Banbury Cross proceed via South Bar Street and turn right onto the Bloxham Road (A361). Continue for around half a mile and turn left at the mini roundabout into Parsons Piece. Follow the road ahead and take the third turn on your left hand side where the property will be found on your left.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band B.

Tenure

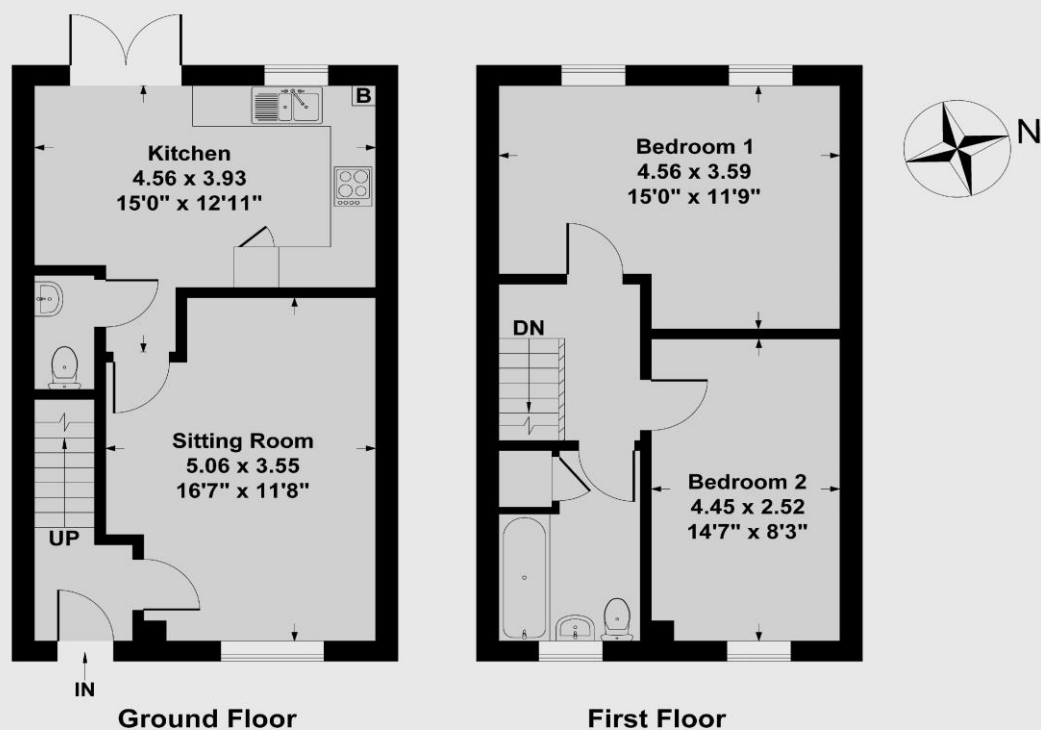
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Asking Price: £290,000





Ground Floor Approx Area = 37.34 sq m / 402 sq ft
First Floor Approx Area = 37.34 sq m / 402 sq ft
Total Area = 74.68 sq m / 804 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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