



19 Old Parr Close
Banbury, Oxon, OX16 5HY



ROUND & JACKSON
ESTATE AGENTS





A spacious and well-presented ground floor maisonette which is conveniently located in this popular residential area and is close to amenities and the train station. Available for sale with no onward chain.

The property

19 Old Parr Close, Banbury is a well-presented ground floor maisonette which is conveniently located close to the town centre, amenities and train station. The spacious accommodation comprises of an entrance hallway, a modern family bathroom, two bedrooms, a large sitting/dining room and a fitted kitchen. The property benefits from a small garden area which is located in front of the property and is laid to lawn. Off street is available within a parking area and on street parking close by and resident parking permits can be purchased.

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

Entrance Hallway

Main door to front, a useful storage cupboard and doors to both bedrooms, the bathroom and living room.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, vanity unit, wash hand basin, W.C. There are tiled splash backs and a window to the front aspect.

Bedroom One

A good-sized double bedroom with a built-in double wardrobe and a window to the side aspect.

Bedroom Two

A good-sized single bedroom with a built-in double wardrobe and window to the side aspect.

Sitting/Dining Room

A bright and spacious reception room with ample space for a range of furniture, with a large window to the side aspect and a door to the kitchen.

Kitchen

Fitted with a range of modern shaker style eye level cabinets with base units and drawers, work surfaces over, tiled splash backs and a window to the side aspect. There is an inset sink and draining board, space and plumbing for a free-standing washing machine and fridge/freezer and a single oven with a four ring gas hob above and extractor hood over.

Outside

The property is pleasantly fronted by a large green within this quiet residential area. This leads to paved steps up to the front door with the property's own lawned garden opposite. Parking is available within a close by car park on a first-come, first-served basis.

Leasehold Information

A Leasehold property with 89 years remaining on the Lease. Annual ground rent: £25

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 the High Street and continue into George Street. Turn right at the pedestrian crossing into Broad Street and continue over the crossroads into Newland Road. Continue straight up the hill onto Old Parr Road and take the left hand turn into Old Parr Close. Park where available within the residential parking area and continue on foot to large green area where number 19 will be found on the block to your right-hand side.

Services



All mains' services are connected. The gas boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band A.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Tenure

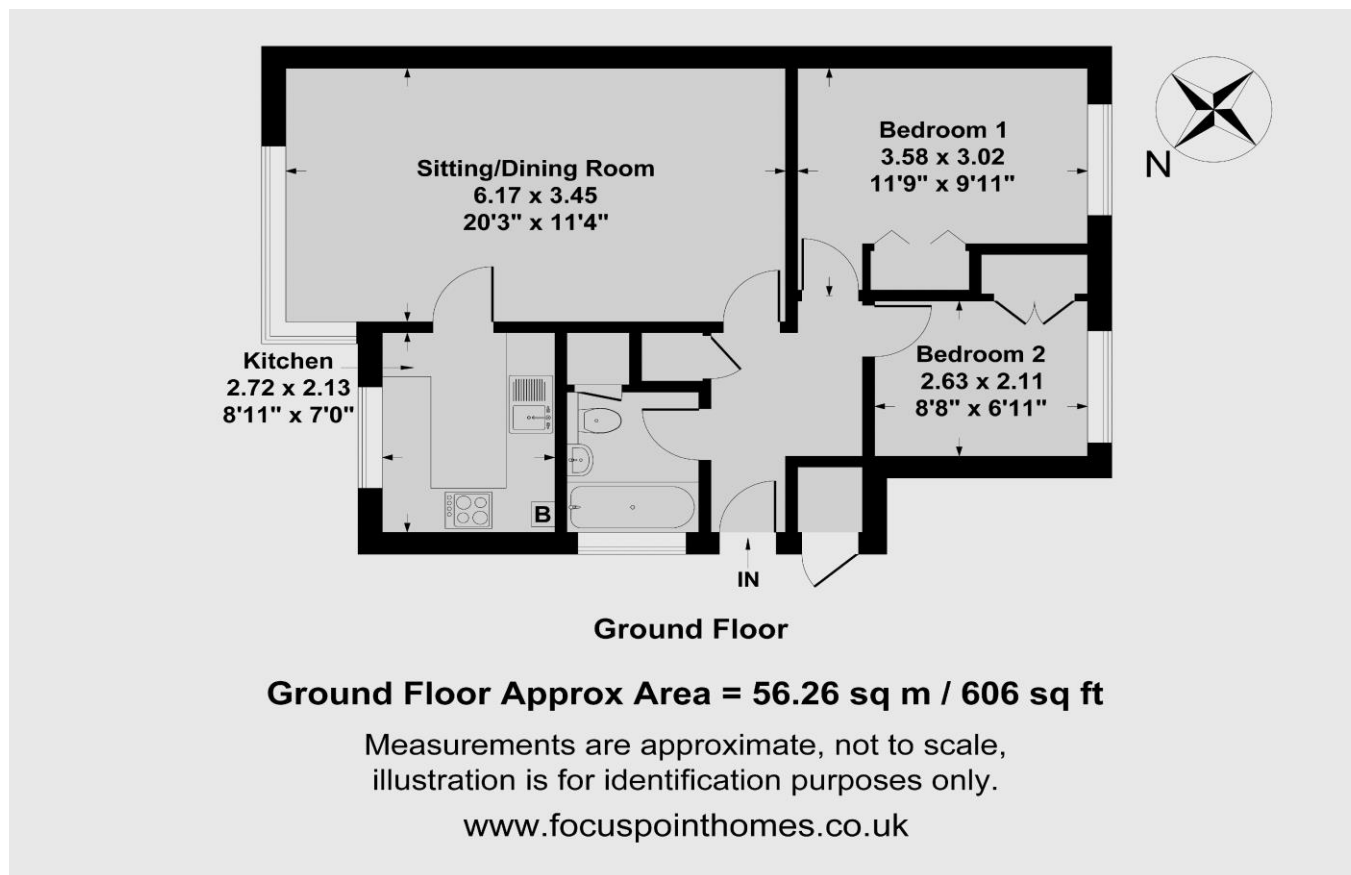
A Leasehold property

Agents Note

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £169,950





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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