



76 Parsons Piece

Banbury, Oxfordshire, OX16 9GW



ROUND & JACKSON
ESTATE AGENTS





A spacious and well presented, three bedroom stone built property with a double carport, located within this highly regarded small development on the edge of town.

The property

76 Parsons Piece, Banbury is a very well presented stone built family home located within this highly regarded small development on the edge of Banbury. The property has spacious accommodation throughout which is arranged over three floors. On the ground floor there is an entrance hallway, a downstairs W.C and an open plan kitchen/dining room with an adjoining sitting room. On the first floor there are two double bedrooms and a family bathroom and on the third floor there is a superb master bedroom with an ensuite and small balcony which overlooks the green. To the rear there is a generous sized garden which is pleasantly landscaped, and an additional garden area which leads to a double carport and a large wooden shed. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Main door to the front, stairs rising to the first floor and doors to the cloakroom/W.C and the sitting/dining room.

Downstairs/W.C.

A modern suite comprising a low level WC and vanity unit with wash hand basin.

Sitting/Dining/Kitchen

An open plan sitting room/dining room with adjoining kitchen. Ample space for lounge and dining furniture with a window to the side and rear aspect and French doors leading to the rear garden.

Kitchen

Fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over, upstands, a one and a half bowl sink and drainer and space/plumbing for a washing machine. Integrated appliances include a fridge/freezer, a slim line dishwasher, electric oven, induction hob with extractor over and microwave. Window to the front aspect.

First Floor Landing

A central landing with doors to all first floor accommodation and a useful storage cupboard.

Bedroom Two

A good sized double bedroom with two windows to the rear aspect.

Bedroom Three

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

Family Bathroom

A fitted white suite comprising a panelled bath, a separate large shower cubicle, toilet and wash hand basin. Tiled splashbacks and a window to the side aspect.

Second Floor Landing

Door to the Master Bedroom and a useful storage cupboard.

Master Bedroom

A superb master bedroom suite providing ample space for bedroom furniture and benefits from having it's own small balcony overlooking the green. A window to the rear aspect and a door to the en-suite which is fitted with a white suite comprising a wash hand basin, toilet and a shower cubicle. Attractive tiling and window to the front aspect.

Outside

To the front of the property there is small lawned garden with a path to the front with planted borders. To the rear, there is a low maintenance garden which is pleasantly landscaped. There is a pathway at the foot of the garden which leads to a further garden area with access leading to the double car port and large shed.



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 approximately one mile and turn left at the mini roundabout into Parsons Piece. Number 76 will be seen on your right after a short distance.



Services

All mains services connected. The Potterton Gas Fired Boiler is located in the kitchen cupboard.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Agents Note

There is a yearly estate charge for the development which is £208.85

Asking Price: £425,000





Ground Floor Approx Area = 40.47 sq m / 436 sq ft
First Floor Approx Area = 40.48 sq m / 436 sq ft
Second Floor Approx Area = 29.92 sq m / 322 sq ft
Store Approx Area = 4.57 sq m / 49 sq ft
Total Area = 115.44 sq m / 1243 sq ft

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

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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

Property Misdescriptions Act 1991: The Agents have 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.



ROUND & JACKSON
ESTATE AGENTS