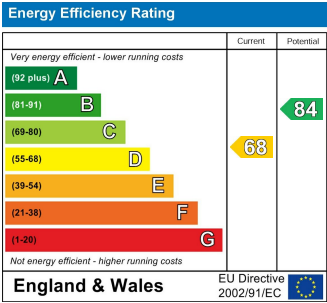
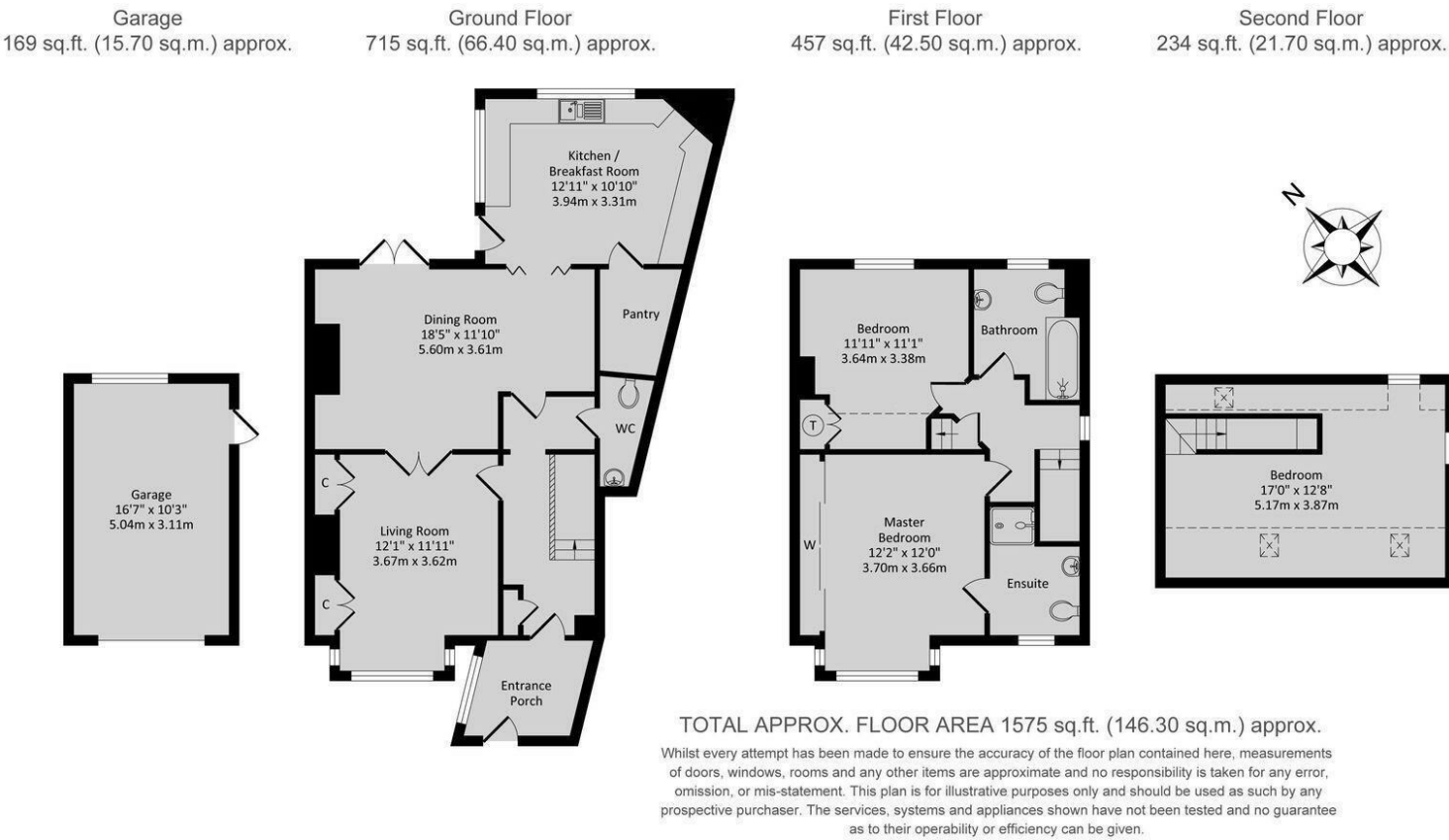


Agents Note

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.



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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.



3 Old Parr Road
Banbury



3 Old Parr Road, Banbury, Oxfordshire,
OX16 5HT

Approximate distances
Banbury town centre 0.2 miles
Banbury railway station 0.6 miles
Junction 11 (M40 motorway) 2 miles
Oxford 20 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone 55 mins by rail
Banbury to Oxford approx. 17 minutes by rail

A WELL PRESENTED SPACIOUS THREE BEDROOM 1920'S HOUSE LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION. EXTENDED PRACTICAL ACCOMMODATION ON THREE FLOORS

Porch, hall, cloakroom, sitting room, dining/family room, kitchen/breakfast room, main bedroom with ensuite shower room, two further double bedrooms, family bathroom, gas ch via rads, shutters, exposed painted floorboards, generous off road parking, garage, low maintenance gardens. Energy rating D.

£385,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction via South Bar into the Oxford Road (A4260). Take the first turning left into Old Parr Road and the property will be found on the right hand side set back in an elevated position. It can either be approached via a rear access road with parking at the back or at the top of Old Parr Road if travelling from the town centre via Newland Road into the one way area and parking at the front.

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:

* A spacious brick built end terraced house constructed in the 1920's with subsequent extensions.

* Now providing spacious practical accommodation on three floors with a degree of flexibility of how the rooms are used particularly at ground floor level.

* There are high ceilings, window shutters, exposed painted floorboards and double glazed windows.

* Ideally located for convenience in terms of access to the town centre which is a relatively short walk away and the railway station is also within walking distance.

* Large porch, hall and WC.

* Sitting room with bay window to front, shelved recesses and built-in cupboards.

* Large dining/family room which could also incorporate a playroom if required with double glazed French doors opening to the deck and rear garden. Open access to the kitchen/breakfast room.

* Large kitchen/breakfast room with a range of shaker style wood effect units, plumbing for washing machine, space for tumble dryer, electric cooker point, door to deep built-in pantry cupboard with space for fridge/freezer, windows to side and rear and door opening to the deck and rear garden. Wall mounted Worcester gas fired boiler.

* Main double bedroom with built-in wardrobes, window to front and door to a large ensuite shower room fitted with a white suite comprising fully tiled shower cubicle, semi recessed wash hand basin and WC, window.

* Second double bedroom with window overlooking the rear garden, built-in airing cupboard, exposed painted floorboards.

* Third double bedroom on the second floor with velux windows to front and rear, further window to side, undereaves storage,

* Family bathroom on the first floor fitted with a white suite.

* Gas central heating via radiators and uPVC double glazing.

* The rear vehicular access leads to a generous off road block paved parking area for at least three vehicles and a larger than average single garage with window to rear, personal door to the side, light and power connected.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: D

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