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Parsons Piece, Banbury, Oxfordshire, OX16 9GW

Offers Over £380,000

3 2 1



Property Ref: JV0032

 **OPEN HOUSE – SATURDAY 12TH SEPTEMBER**

 **11:00am – 1:00pm**

Discover this beautifully presented three-bedroom detached family home, ideally situated in the highly sought-after Victoria Park development. Offering modern living with a spacious kitchen/diner, a private garden, garage, and driveway parking, this property is perfect for those seeking comfort and convenience.

Upon entering, a welcoming entrance hall provides access to the main living areas and features an alarm system keypad and stairs leading to the first floor.

The inviting lounge is a comfortable and well-proportioned space, bathed in natural light from a UPVC double-glazed bay window to the front. This room benefits from carpeted flooring, a radiator, and television and telephone points.

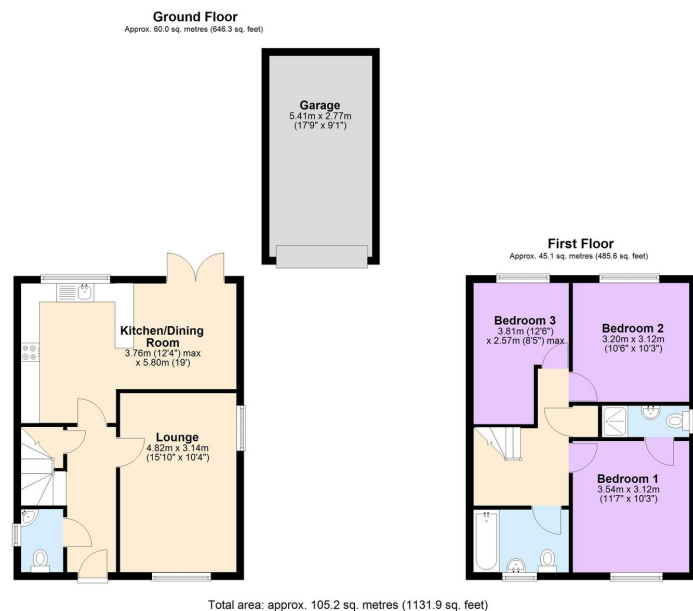
The heart of this home is the impressive open-plan kitchen and dining area. This superb space is designed for both daily family life and entertaining. The kitchen boasts a comprehensive range of base and eye-level units complemented by roll-edged work surfaces and integrated appliances, including a gas hob, stainless-steel single oven and grill, extractor fan, and fridge/freezer. Amtico flooring flows throughout, and double doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living during warmer months.

A convenient ground-floor cloakroom features a low-level WC, pedestal wash hand basin, and a mirror.

Upstairs, the main bedroom is a generous double, complete with a UPVC double-glazed window and radiator. It benefits from its own en-suite bathroom, fitted with a white suite comprising a bath, wash hand basin, low-level WC, and a UPVC double-glazed window.

Bedroom two is another excellent double bedroom, featuring a radiator and a UPVC double-glazed window. Bedroom three is a well-





- Three Bedrooms Detached Family Home
- Open plan kitchen/breakfast and family room
- Spacious lounge
- En suite to the main bedroom
- Family bathroom
- Single garage and driveway parking
- High quality specification as standard
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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60