



106 Parsons Piece, Banbury, Oxon OX16 9GW  
£415,000 Freehold

**Stanbra  
Powell**

Estate Agents  
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Property Lettings





*An extremely well presented three bedroom detached home occupying a secluded position on the popular south side of Banbury.*

**Entrance hall | Cloakroom | Living room | Kitchen/dining room | Three bedrooms, en-suite to master bedroom | Bathroom | Single garage | Driveway | Landscaped rear garden | Secluded position | UPVC Double glazing**

Built in 2020 by Morris Homes, located on the south side of Banbury is this extremely well presented three bedroom detached home benefiting from cloakroom, living room, spacious kitchen/dining room with built-in appliances, good size landscaped rear garden, three good size bedrooms with en-suite to master, single garage with personal door from garden and driveway.

### Ground Floor

Front door.

**Entrance hallway:** Amtico flooring. Radiator. Understairs storage cupboard. Stairs rising to first floor.

**Cloakroom:** Two piece white suite comprising of low level WC and wash handbasin. Tile splashbacks. Radiator. Amtico flooring. Window to side aspect.

**Living room:** Good size room with two windows to front and side aspect. Two radiators.

**Kitchen/dining room:** Spacious room with Amtico flooring throughout. Two radiators. Range of modern white high gloss base and eye level units. Built-in appliances include fridge/freezer, dishwasher, oven, 5 ring gas hob, large extractor hood and microwave. Space for washing machine. Stainless steel sink unit. Cupboard housing Potterton boiler. Window overlooking garden area. Dining area has doors opening onto rear garden.

### First Floor

**Landing:** Window on stairwell to side aspect. Access to loft. Doors to all first floor accommodation. Good size airing cupboard.

**Bedroom one:** Generous double bedroom with window to front aspect overlooking tree-line. Radiator.

**En-suite:** Comprising of low level WC, wash handbasin and shower cubicle with Bar shower over. Tiling to splashback areas. Obscured window to side aspect.

**Bedroom two:** Good size double bedroom with window overlooking rear garden. Radiator.

**Bedroom three:** Good size single bedroom with window overlooking rear garden. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. Tiling to splashback areas. Radiator. Window to front aspect.

### Outside

**Front:** Block paved driveway for two vehicles, plus additional parking area. Mostly laid to lawn with flower and shrub borders. Pathway to front door. Outside light.

**Rear garden:** L-shaped decking area. The rest of the garden is mostly laid to lawn with raised flower beds enclosed by railway sleepers. Vegetable patch to the rear. To the side of the property is a shingled area ideal for storage. Outside tap. Gated side access leading to driveway. Paved patio area for bin storage. Outside lights. Small pathway leads to door to garage.

**Garage:** Brick built construction with pitched roof, ideal for storage. Power and light connected. Metal up and over door. Power point on the outside front of the garage.

### Agents Note

There is a service charge of £171.00 per annum.

Services: All                      Council Tax Banding: C  
Authority: Cherwell District Council

### Directions:

From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon leaving the town, go past Waller Drive on the right hand side, Parsons Piece is on the left hand side, located at the end of the cul-de-sac.

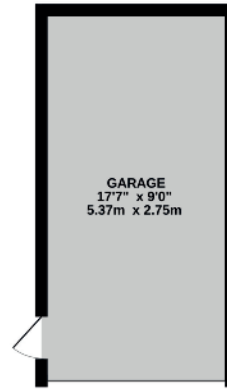
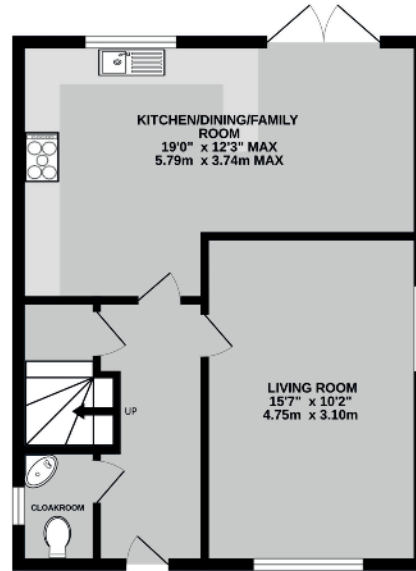




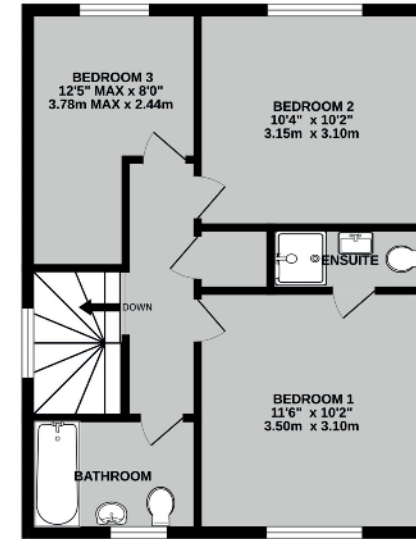


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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