



26 George Parish Road, Banbury, Oxon OX16 0FN  
£399,995 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A modern detached house located on this popular development on the northern edge of Banbury within close proximity of many amenities including both primary and secondary schools.*

**Entrance porch | Entrance hall | Living room with bay window | Open-plan kitchen/diner | Utility | Cloakroom | Master bedroom with en-suite | Three further double bedrooms | Bathroom | Gardens to front and rear | Garage | Driveway**

Providing well balanced accommodation throughout and offered with no onward chain, a four bedroom detached house and complemented by a south facing rear garden.

#### Ground Floor

**Canopy porch.**  
Front door.

**Spacious entrance hall:** Stairs rising to first floor. Door to living room.

**Living room:** Feature walk-in bay window to front aspect. Door to garage.

**Kitchen/diner:** Bowl and a half inset sink unit and drainer. Comprehensive range of white fronted wall and base units. Integrated fridge/freezer. Stainless steel integrated electric double oven and grill, electric hob. Integrated dishwasher. All appliances are Bosch. Double glazed doors giving access to garden.

**Utility room:** Wall mounted Ideal gas boiler for domestic hot water and central heating. Work surface, free space and plumbing for washing machine under. Further work surface with free space under. Door to side aspect.

**Cloakroom:** Wall hung handbasin and low level WC. Tiling to splashback areas.

From the hallway door to garage.

**Single garage:** Remote control roller door to front.

#### First Floor

**Landing:** Access to loft. Useful store cupboard.

**Master bedroom:** Fitted wardrobes with sliding doors.  
**En-suite:** Double width fully tiled shower cubicle, wall hung handbasin and low level WC. Heated towel rail.

**Bedroom two:** Generous double bedroom.

**Bedroom three:** Double bedroom to rear.

**Bedroom four:** Double bedroom to front.

**Family bathroom:** White suite comprising of panelled bath with mixer tap shower, wall hung handbasin with vanity unit, low level WC and fully tiled separate shower cubicle. Tiling to splashback areas. Heated towel rail. Extractor fan.

#### Outside

**Rear garden:** Enclosed by fencing. Laid to lawn and patio, measuring approximately 30 ft sq. Access front to back via pathway and gate.

**Front:** Tarmac driveway giving off road parking for two vehicles. Electric car charging point. Area laid to lawn. Pathway to front door. Outside lights.

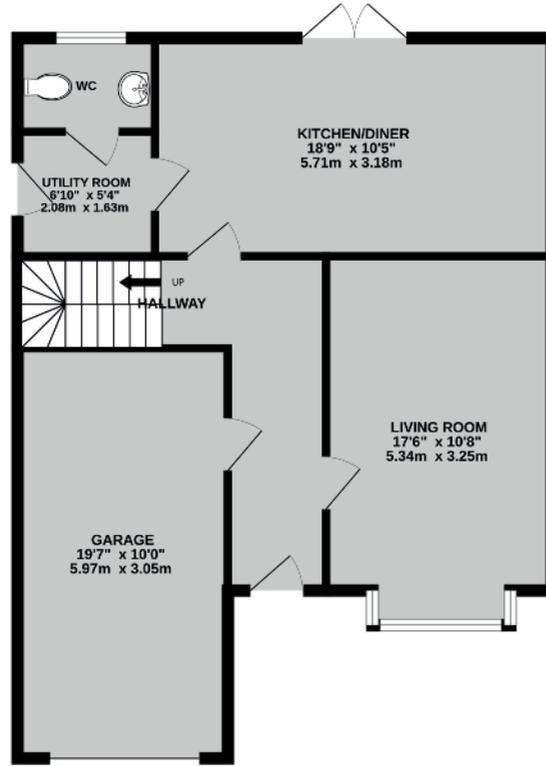
Services: All Council Tax Banding: E  
Authority: Cherwell District Council



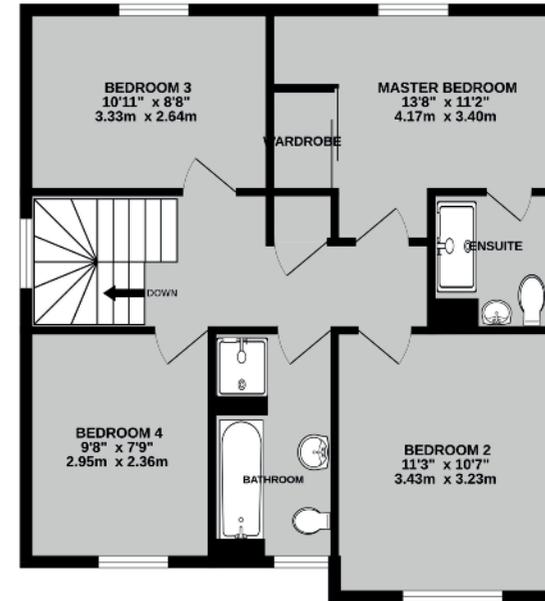




GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(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			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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