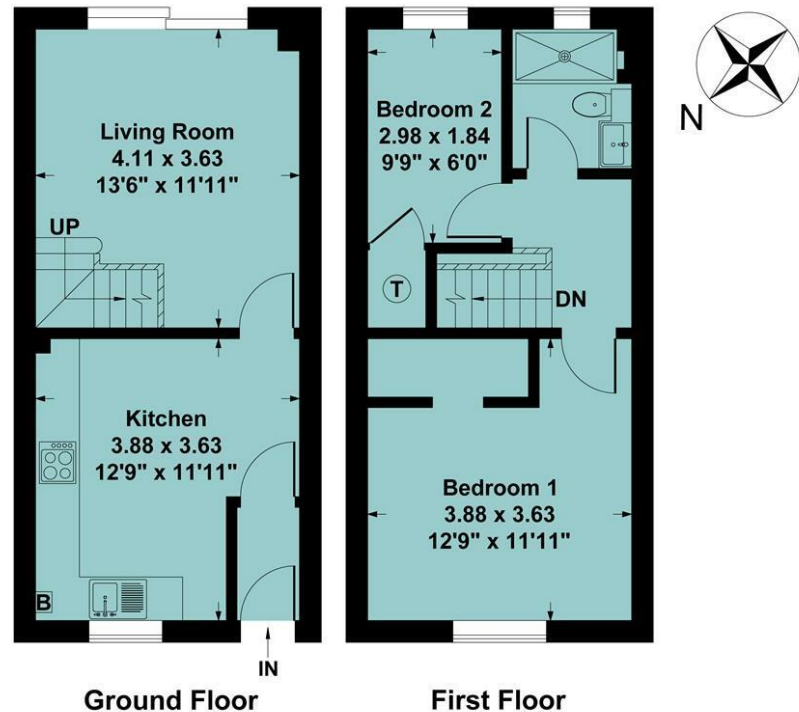


**Agents Note**

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**

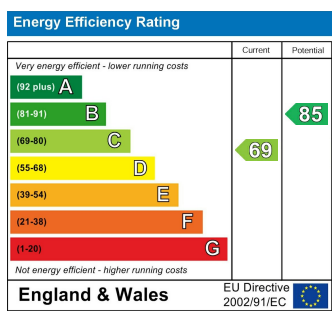
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Ground Floor Approx Area = 29.29 sq m / 315 sq ft  
 First Floor Approx Area = 29.29 sq m / 315 sq ft  
 Total Area = 58.58 sq m / 630 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



141 Parklands  
 Banbury



# 141 Parklands, Banbury, Oxfordshire, OX16 2TD

## Approximate distances

Banbury town centre 1 mile  
Junction 11 (M40 motorway) 2.5 miles  
Banbury railway station 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone 55 mins by rail approx.  
Banbury to Oxford 17 mins by rail approx.  
Banbury to Birmingham 50 mins by rail approx.

**A RECENTLY RENOVATED TWO BEDROOM TERRACED HOUSE IN A PRIME LOCATION CLOSE TO THE TOWN CENTRE AND ALL LOCAL AMENITIES PRESENTED TO THE MARKET IN IMMACULATE CONDITION.**

**Hall, kitchen/dining room, sitting room, two bedrooms, bathroom, gas ch via rads, two allocated parking spaces, low maintenance rear garden. Energy rating C.**

**£250,000 FREEHOLD**



## Directions

From Banbury town centre proceed along the Warwick Road (B4100). Before the arcade of shops on the left hand side turn right at the roundabout into Parklands. Follow the road and the numbering system and the property will be found on the left overlooking a green. A "For Sale" board has been erected for ease of identification.

## Banbury

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:

- \* Small entrance hall with door to kitchen.
- \* Kitchen newly fitted with a range of base units with worktops over, integrated oven and four ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for table and chairs, laminate flooring, window to front, door to sitting room.
- \* Sitting room with laminate flooring, patio doors opening to garden and stairs to first floor.
- \* Large master bedroom with window to front and walk in wardrobe.
- \* Bedroom two is a single with window overlooking the rear garden, storage cupboard.
- \* Bathroom with a white suite comprising walk in shower, WC and wash hand basin with storage below, window to rear, part tiled walls.
- \* The rear garden has been landscaped with a small patio area and a step leading down to a lawned area. New fencing fitted within the last year. Gate at the rear giving access.

\* To the front there is a path to the front door and an area of lawn.

\* Two parking spaces via vehicular access at the rear.

\* All windows and doors have been replaced within the last 3 years.

## Services

All mains services are connected. The boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band C.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

## Energy rating: C

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

## Viewing

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