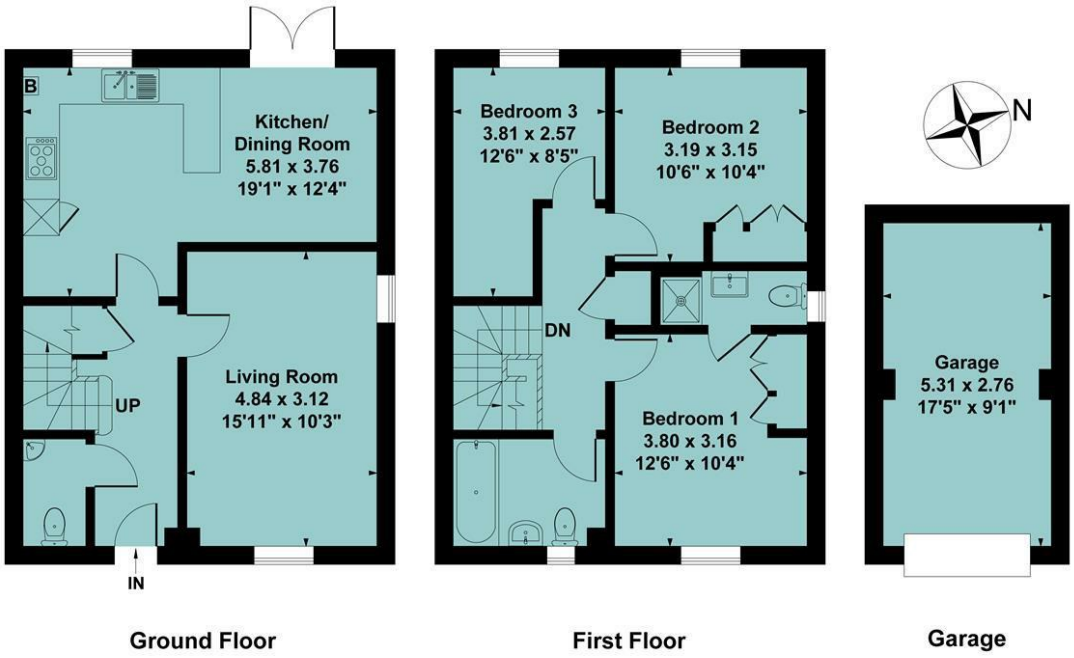
Agents Note

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

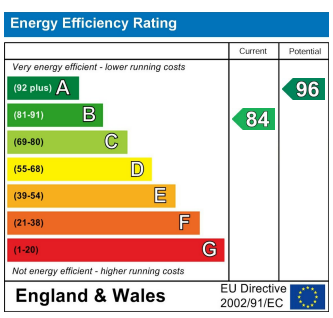
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 45.66 sq m / 492 sq ft
First Floor Approx Area = 45.66 sq m / 492 sq ft
Garage Approx Area = 14.65 sq m / 158 sq ft
Total Area = 105.97 sq m / 1142 sq ft

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

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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.



52 Parsons Piece
Banbury

Anker

52 Parsons Piece, Banbury, Oxfordshire, OX16 9GW



Approximate distances
Banbury town centre 1 mile
Banbury railway station 2 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 22 miles
Chipping Norton 14 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 19 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME LOCATED ON THE SOUTHWESTERN OUTSKIRTS OF THE TOWN

Entrance hall, living room, kitchen/dining room, downstairs WC, three bedrooms, ensuite, family bathroom, garage and driveway, rear garden. Energy rating B.

£370,000 FREEHOLD











Directions

From Banbury town centre proceed in a southwesterly direction toward Chipping Norton (A361). Continue along the Bloxham Road and before leaving the town turn left at the roundabout into Parsons Piece. Follow the road as it bears to the right and then take a turning on the right hand side where the property will be found after a short distance on the right hand side.

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:

* Very well presented throughout.

* Approximately 7 years old.

* Ideal for first time buyers.

* Entrance hall with stairs to first floor and access to understairs storage cupboard.

* Light and airy living room with windows to front and side.

* Modern kitchen/diner with a range of wall and base mounted units with worktop over, integrated appliances include microwave, fridge and freezer, oven, gas hob, dishwasher and washing machine. Ample space for table and chairs with doors opening to the rear garden.

* Downstairs WC comprising wash hand basin, WC and extractor fan.

* First floor landing with access to storage cupboard.

* The master bedroom is a double and benefits from built-in wardrobes and space for drawers. Ensuite comprising wash hand basin, WC, shower cubicle and window.

* The second bedroom is also a double with built-in wardrobes and a window overlooking the rear garden.

* Further third bedroom with a window overlooking the rear garden.

* Family bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window.

* Low maintenance rear garden with patio area ideal for table and chairs with the remainder laid to lawn. Gated side access to the driveway.

Agents Note
There is an estate/service charge of approximately £210 per annum.

The subject property is located on a Private Road.

* Driveway parking for two cars and access to garage which has up and over door, light and power.

Services
* All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority
Cherwell District Council. Council tax band C.

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

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

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 £35 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.