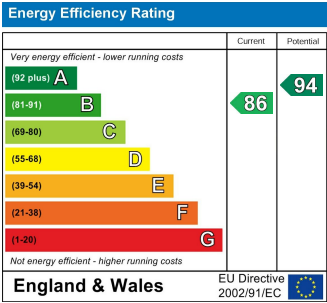
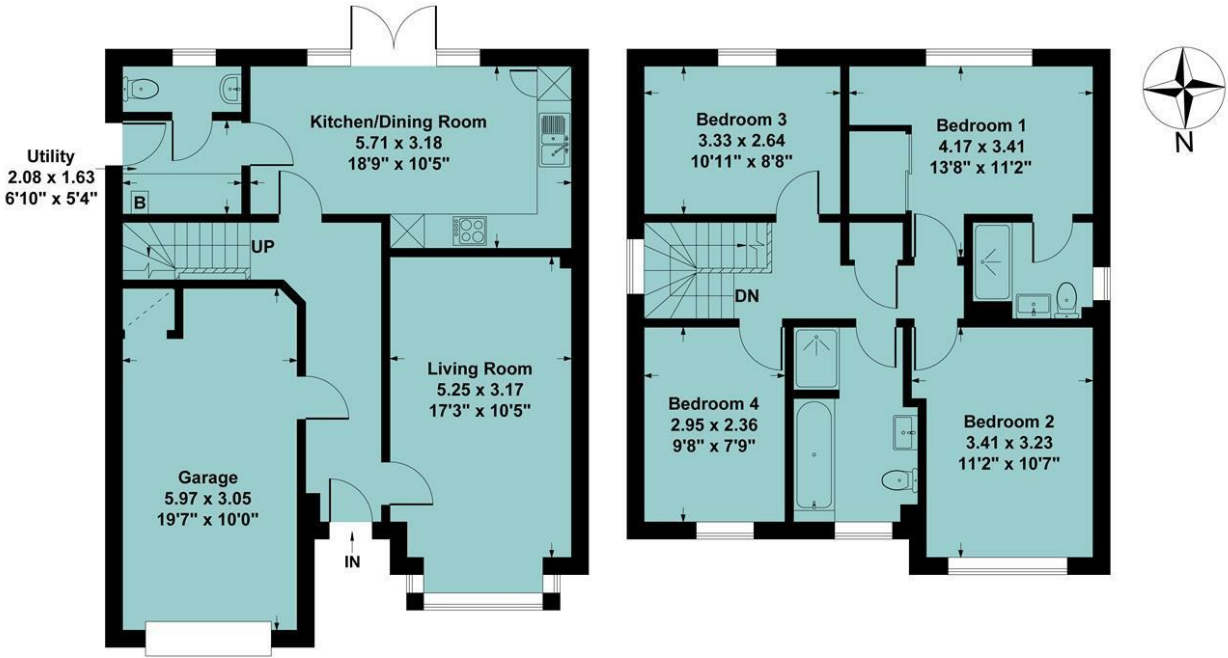


Agents Note

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 = 52.24 sq m / 562 sq ft
First Floor Approx Area = 64.21 sq m / 691 sq ft
Garage = 18.16 sq m / 195 sq ft
Total Area = 134.61 sq m / 1448 sq ft

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

www.focuspointhomes.co.uk

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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.



26 George Parish Road
Banbury



26 George Parish Road, Banbury,
Oxfordshire, OX16 0FN

Approximate distances
Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 3 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 25 miles
Banbury to Marylebone by rail approx. 65 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A MODERN FOUR BEDROOM DETACHED PROPERTY OFFERED TO THE MARKET CHAIN FREE, BENEFITTING FROM A KITCHEN/DINER, AN ENSUITE TO THE MASTER BEDROOM, GARAGE AND DRIVEWAY

Entrance hall, cloakroom, sitting room, kitchen/dining room, utility, first floor landing, four double bedrooms, ensuite to master, family bathroom, rear garden, driveway parking with garage. Energy rating B.

Offers over £399,995 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction via the Warwick Road (B4100). Follow the Warwick Road as its becomes the A422 and at the traffic lights opposite The Barley Mow public house turn left where signposted to Stratford-Upon-Avon and Drayton (A422). After a short distance, take the first turning on the left into Bretch Hill followed by the first turning on the right into George Parish Road. Upon entering the road turn right at the fork continuing to a T junction at the end. Turn

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:

- * Entrance hall with doors to the sitting room, kitchen/diner, garage and stairs to first floor.
- * Sitting room with bay window to front.
- * Kitchen/dining room fitted with a range of white gloss base and eye level units with wood effect worktop over, integrated Bosch fridge freezer, integrated Bosch dishwasher, double oven, four ring electric hob and extractor over, ample room for dining room furniture, double French doors opening to garden, door to utility.
- * Utility with space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, work surfaces to match the kitchen, door to side passageway, door to cloakroom.
- * Cloakroom with WC, wash hand basin and window to rear.
- * First floor landing with doors to all rooms, hatch to loft and window to side.
- * The master bedroom is a double with a window to the rear, built-in wardrobe and ensuite comprising shower cubicle, WC, wash hand basin and window to side.
- * Bedroom two is a large double with window to side.
- * Bedrooms three and four are both small doubles.
- * Family bathroom fitted with a white suite comprising bath, WC, wash hand basin and separate double shower cubicle, part tiled walls and window to front.

* The rear garden is mainly laid to lawn with a patio area immediately outside the back door and a small patio area in the far corner. There is gated side access.

* To the front there is a driveway with parking for at least two cars plus a small lawned area and hedge, EV car charging point.

* Integral garage.

Local Authority

Cherwell District Council. Council tax band E.

Services

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

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 £49 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.

Agent's note

There is an estate/service charge of approximately £??? per annum. Figures to be confirmed.

