



73 Parsons Piece

Banbury, Oxfordshire, OX16 9GQ



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached house pleasantly located on the edge of this highly regarded development on the south side of town.

The property

73 Parsons Piece, Banbury is a beautifully presented family home which is pleasantly located within this highly regarded modern development constructed by Morris Homes in 2017. On the ground floor there is an entrance hallway, a sitting room with a bay window and double doors to a large kitchen/dining room which is beautifully fitted. There is also a utility room and a cloakroom/WC. On the first floor there is a master bedroom with an en-suite shower room, three further double bedrooms and a modern family bathroom. To the front there is a small lawned garden and a driveway with parking for two vehicles giving access to the garage. At the rear there is a private, established garden which is predominantly laid to lawn.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, stairs to the first floor and a door to the sitting room.

Sitting Room

A spacious reception room with a bay window to the front, wood effect flooring and double doors to the kitchen/dining room.

Kitchen/Dining Room

An open plan room with wood effect flooring, double doors to the garden and ample space for a table and chairs. The kitchen is fitted with modern slab fronted wall cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and drainer, five ring gas hob with extractor over, double oven, fridge-freezer and dishwasher.

Utility Room

Fitted work surfaces, sink and drainer, space for a washing machine and tumble dryer, window to the rear and a door to the cloakroom/WC.

Cloakroom/WC

Wash hand basin and low level W.C.

First Floor Landing

A central landing with doors to all first floor accommodation.

Master Bedroom

A double room with two windows to the front a fitted wardrobe and a modern en-suite shower room.

Bedroom Two

A double room with a fitted wardrobe an airing cupboard and a window to the front.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A double room with a window to the rear.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, a wash hand basin and low level W.C. Attractive tiling, window to the rear.



Outside

To the front of the property there is a driveway which provides parking for two vehicles and gives access to the garage with an electric car charging point. There is also a lawned garden and passages on both sides of the property giving access to the rear. The private rear garden is predominantly laid to lawn with a paved patio adjoining the house and established trees.

Garage

A single garage with an up and over door to the front, a personal door to the side passage, power and light connected and a wall mounted boiler.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (51 mins) and Birmingham Snow Hill (55mins). 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.

Parsons Piece is a modern development built by highly renowned developers, Morris Homes, located on the south side of town on the Bloxham Road. The development is very highly regarded and is close to a wide range of amenities including primary and secondary schools. There is a small children's park and access to some lovely walks into Bodicote village and Crouch Hill.



Directions

From Banbury Cross proceed via South Bar Street and turn right onto the Bloxham Road (A361). Continue for around half a mile and turn left at the mini roundabout into Parsons Piece. Continue into the development and past the terrace of stone town houses and then take your first left hand turn where the property will be seen on your left.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band E.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

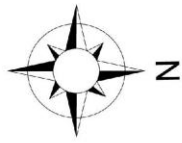
Agents Note

There is a yearly estate charge for the development which is currently £171.

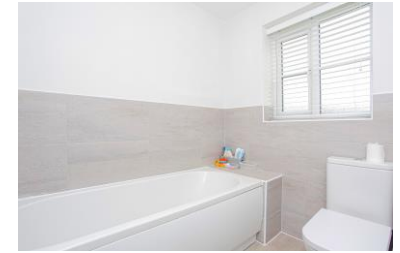
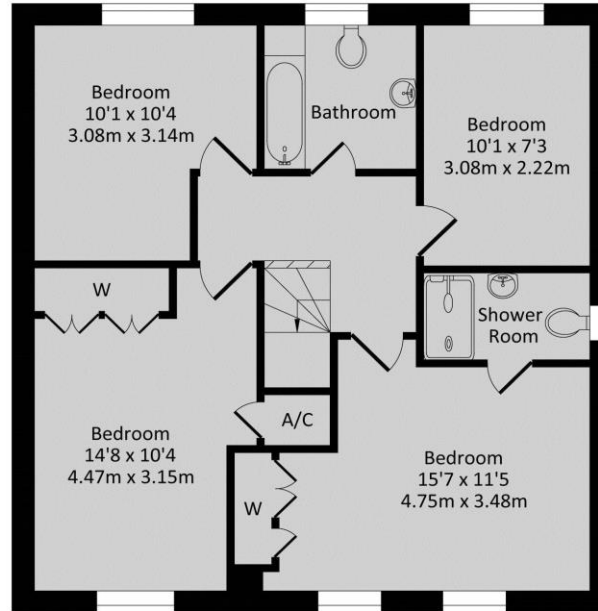
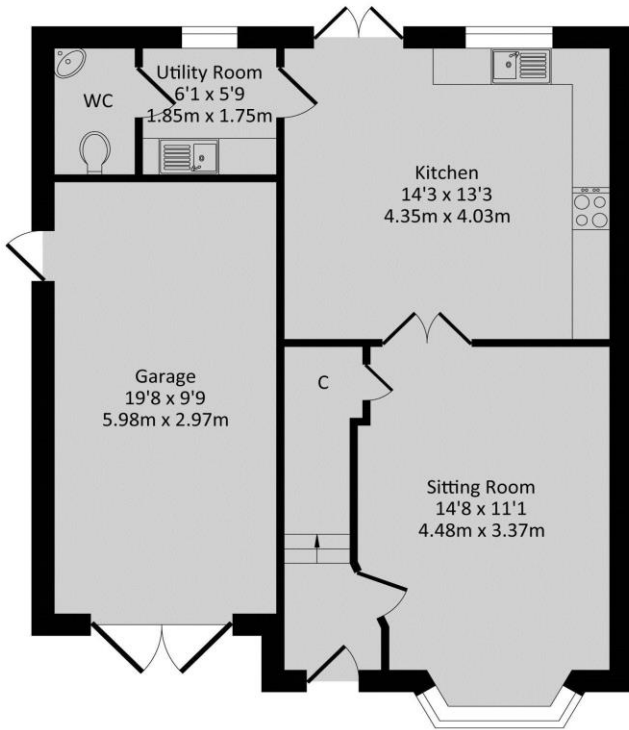
Asking Price - £435,000



Ground Floor
Approx. Floor
Area 671 Sq.Ft.
(62.30 Sq.M.)



First Floor
Approx. Floor
Area 625 Sq.Ft.
(58.10 Sq.M.)



Total Approx. Floor Area 1296 Sq.Ft. (120.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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