



2 Parker Close
Banbury

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ROUND & JACKSON
ESTATE AGENTS



2 Parker Close

Banbury, OX16 0XA

£435,000

A superb, double fronted, Bloor Homes built, detached four bedroom family home which offers a pleasant outlook and a single garage with a large driveway.

The Property

2 Parker Close, Banbury is a superb, Bloor Homes built, four bedroom detached family home with a garage and driveway parking for up to three vehicles. The property is finished to a high standard and has high ceilings throughout. The property has a pleasant outlook over a small green and has a private rear garden to the rear. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a large sitting room with a box window, a W.C and there is a large open-plan kitchen diner with a utility room. On the first floor there is a landing, four good size bedrooms with an en-suite to the main bedroom, and a family bathroom. Outside there is a private garden to the rear, which will be laid to lawn in the next few weeks, and there is a garage and driveway to the rear. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor with doors leading to the ground floor rooms. There is a large understairs cupboard and high-quality wood effect flooring throughout.

Sitting Room

A spacious and very bright and airy sitting room with a box window to the side aspect and further window to the front.

Cloakroom

Fitted with a white suite comprising a toilet and hand basin. There are tiled splash backs and the high-quality wood effect flooring continues.

Kitchen Diner

A bright and very large open plan kitchen diner. The kitchen is fitted with a range of grey coloured, slab fronted cabinets with granite worktops and splash backs. There is an inset one and a half bowl sink with drainer and there are a range of integrated appliances including; an eye level double electric oven, four ring gas hob with extractor hood, fridge freezer and a dish washer. There is plenty of space for a table and chairs and other furniture and there is a window to the front aspect with a further window and double doors leading into the garden. The high-quality wood effect flooring continues throughout.

Utility Room

A good size utility room with more cupboards in keeping with the main kitchen. There is a granite worktop and space and plumbing for a washing machine and tumble dryer. The high-quality wood effect flooring continues and there is a wall mounted, Ideal gas fired boiler for the heating and hot water system.

First Floor Landing

Doors to all the first floor rooms and a built-in storage cupboard. Loft hatch providing access to the roof space.

Bedroom One

A large main bedroom with fitted, mirror fronted wardrobes and a window to the front aspect. There is a door leading into an en-suite which is fitted with a large shower cubicle, toilet and wash basin. There is attractive grey tiling and tiled flooring.

Bedroom Two

A large double bedroom with a window to the rear aspect.

Bedroom Three

A good size double bedroom with dual aspect windows to the front and side aspects.



Bedroom Four

A double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, large shower cubicle, toilet and wash basin. There are attractive tiled splash backs, tiled flooring and there is a window to the front aspect.

Garage

A single garage with an up-and-over door leading onto the driveway. Power and lighting fitted.

Outside

To the rear of the property there is a paved patio adjoining the house and gated access to the driveway. The main garden will soon be fully turfed. To the side of the property there is a driveway for up to three vehicles and an outside power socket. To the front of the property there is a paved pathway and a lawned section with scattered bark borders with various shrubs.

Directions

From Banbury Cross proceed via North Bar Street and turn left into the Warwick Road. Continue for approximately one and a half miles and at the traffic lights near the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then take the second right into George Parish Road and then left into Tony Humphries Road. Continue along this road as it changes to Bailey Road and then Wilson Road. Continue up the hill where Parker Close will be found as the first turning on the right and Number 2 is immediately in front as you enter the road on the right,

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 (55 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 reach.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

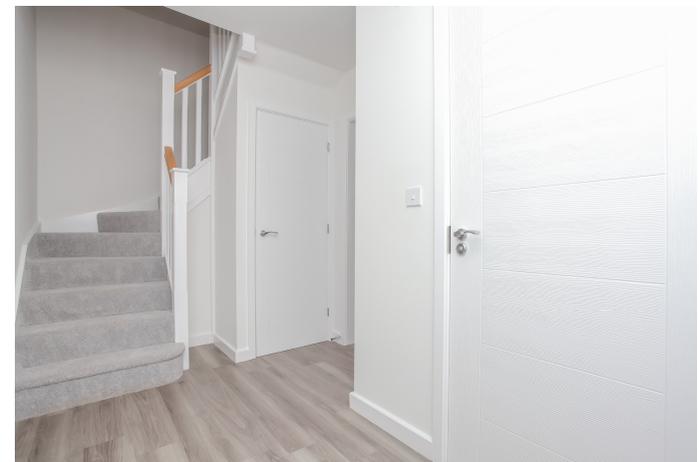
Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Estate Charge

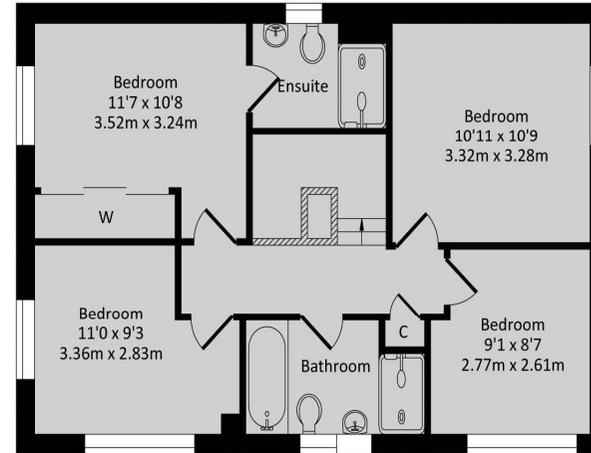
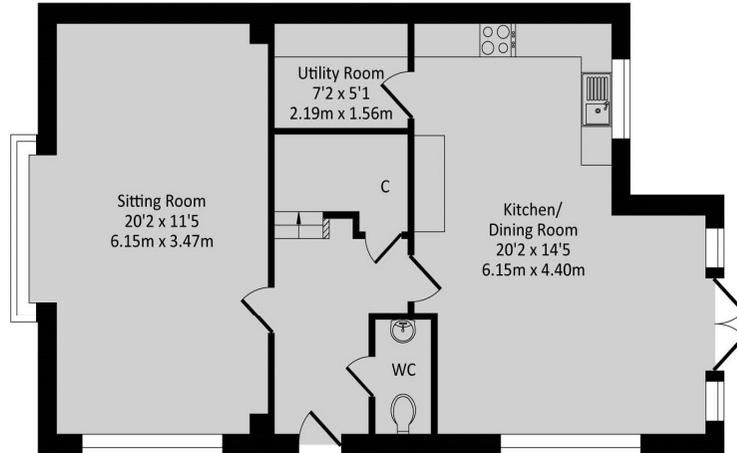
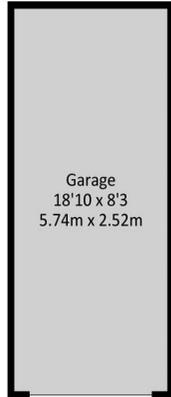
There is an estate charge of £170.00 per annum.



Garage
Approx. Floor
Area 156 Sq.Ft.
14.50 Sq.M.)

Ground Floor
Approx. Floor
Area 667 Sq.Ft.
(62.0 Sq.M.)

First Floor
Approx. Floor
Area 603 Sq.Ft.
(56.0 Sq.M.)



Total Approx. Floor Area 1426 Sq.Ft. (132.50 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 | | 93 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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