



52 George Parish Road  
Banbury





# 52 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. 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 50 mins

**A WELL PRESENTED 4 YEAR OLD END TERRACED HOUSE  
IN A PLEASANT NO THROUGH ROAD WITH TWO  
DOUBLE BEDROOMS AND EN-SUITE.**

Hall, sitting room, open plan kitchen/dining room,  
utility, WC, main bedroom with en-suite shower room,  
second double bedroom, bathroom, uPVC double  
glazing, gas ch via rads, two off road parking spaces,  
rear garden. Energy rating B.

**£250,000 FREEHOLD**





From Banbury town centre proceed in a northwesterly direction via the Warwick Road (B4100). Follow the Warwick Road as it 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 and then take the second turning on the right into George Parish Road. Upon entering the road turn right where it forks continuing until a T-junction is reached at the end. Take the right hand turn and continue following the road right handed and after a short distance the property will be seen on the left by following the numbering system. The property will be recognised by our "For Sale" board.

#### 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:

- \* A brick built end terrace house constructed approximately 4 years ago by Bloor Homes with warranty outstanding.
- \* Well presented accommodation on two floors complimented by Amtico wood effect flooring.
- \* Tucked away in a relatively small no through road with little passing traffic.
- \* Sitting room with large windows to front, Amtico wood effect floor, door to understairs cupboard and open access to the kitchen/dining room.
- \* Open plan kitchen/dining room with white gloss units and brushed aluminium handles incorporating a built-in oven, hob, glass splashback and extractor, integrated fridge and freezer, integrated dishwasher, wood effect

work surfaces, Amtico wood effect floor, French doors, windows and side panels with fitted blinds above opening to rear garden and allowing a great deal of light into the dining space where there is space for dining table and chairs. Open access to the utility area.

- \* Utility with plumbed washing machine, cupboard housing wall mounted gas fired boiler, worktop, Amtico wood effect floor and door to the ground floor cloakroom which has a white suite.

- \* Main double bedroom with built-in double wardrobe with mirrored doors, window to rear, door to en-suite shower room with a white suite including a large fully tiled cubicle, wash basin and WC, heated towel rail, Amtico wood effect floor, window.

- \* Second double bedroom with window to front, built in double wardrobe with mirrored doors and separate built in cupboards.

- \* Family bathroom fitted with a white suite comprising bath with shower over and glass shower screen, WC and wash basin. Amtico flooring,

- \* Cream uPVC glazing throughout, gas central heating via radiators, security system. PIR professionally fitted burglar alarm.

- \* Allocated off road parking for two cars at the front.

- \* Path at the side leads via a gate to the rear garden where there is a paved patio, lawn, further patio and seating area, garden shed.

#### Services

All mains services are connected. The Ideal wall mounted gas fired boiler is located in the utility area.

#### Local Authority

Cherwell District Council. Council tax band B.

#### Viewing

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

#### Agent's 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 herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

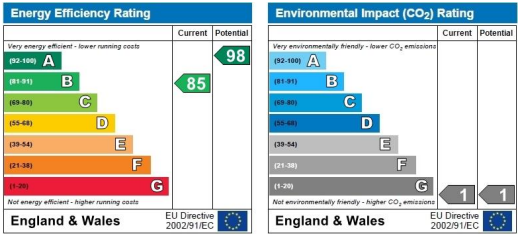
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

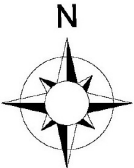
A copy of the full Energy Performance Certificate is available on request.

Referral fees

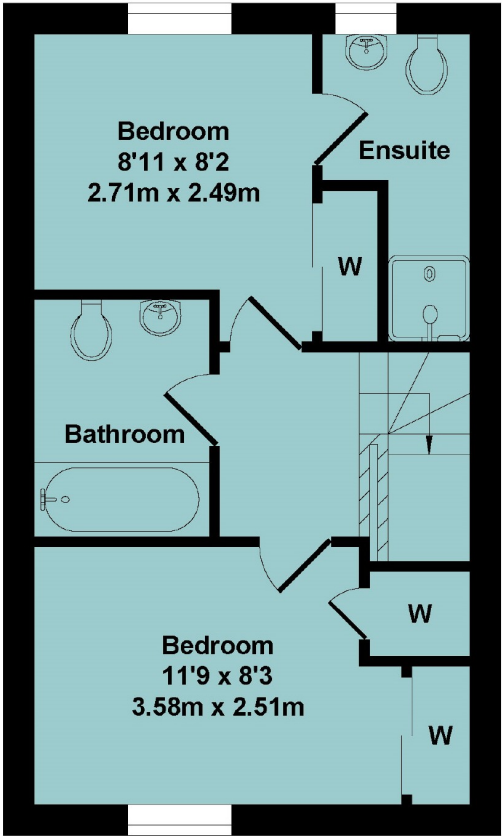
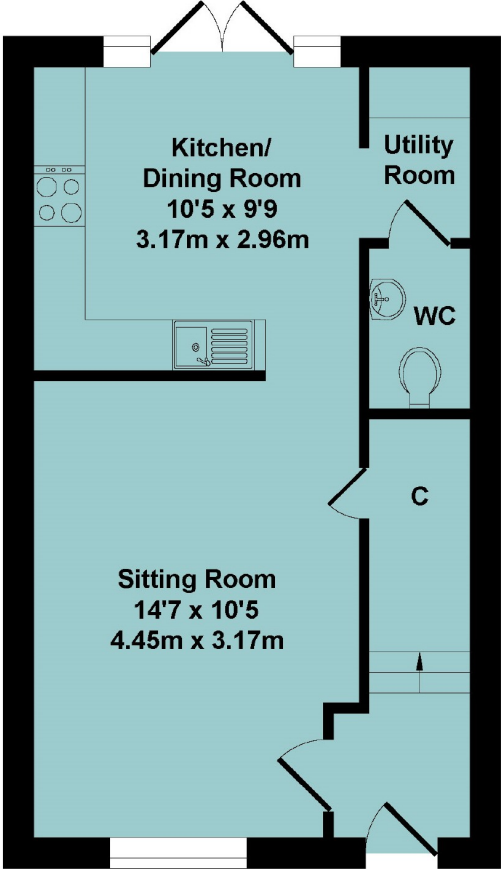
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



Ground Floor  
Approx. Floor  
Area 343 Sq.Ft.  
(31.90 Sq.M.)



First Floor  
Approx. Floor  
Area 343 Sq.Ft.  
(31.90 Sq.M.)



Total Approx. Floor Area 686 Sq.Ft. (63.80 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.