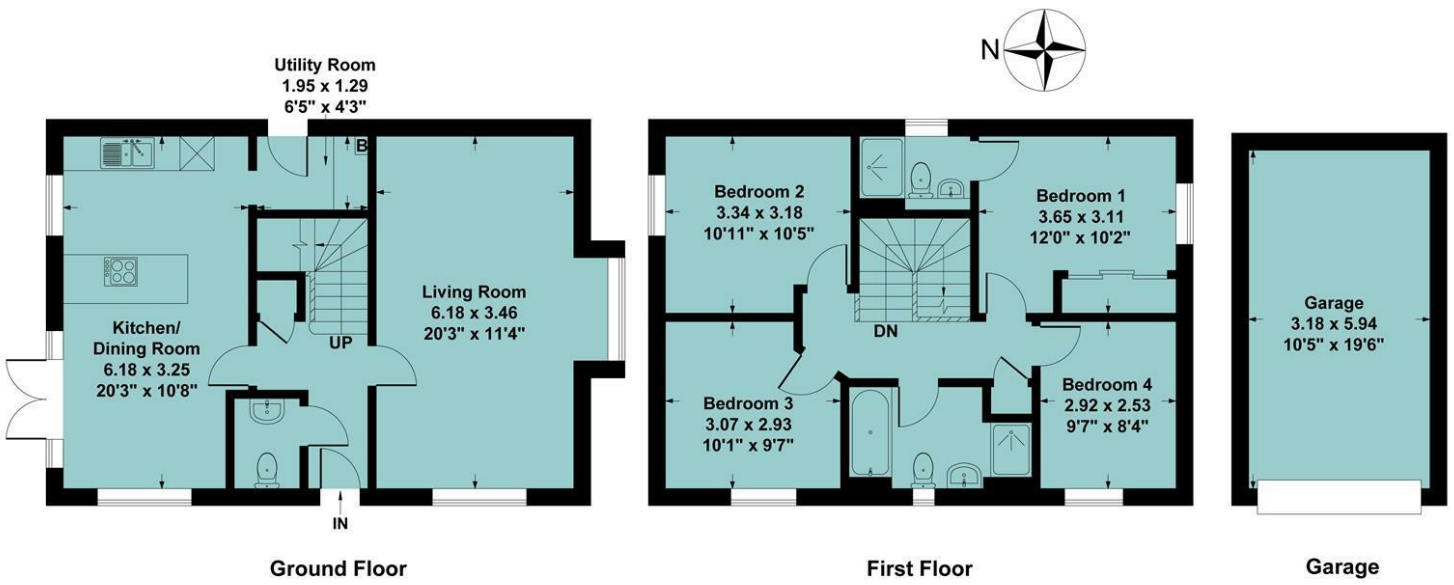
## Agents Note

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

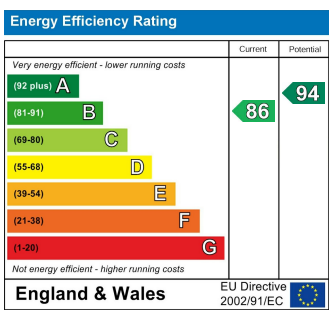
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 56.43 sq m / 607 sq ft**
**First Floor Approx Area = 55.34 sq m / 596 sq ft**
**Total Area = 11.88 sq m / 128 sq ft**
**Total Area = 123.65 sq m / 1331 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.





# 62 George Parish Road
# Banbury

# 62 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 STONE BUILT FOUR BEDROOM DETACHED PROPERTY BENEFITTING FROM A KITCHEN/DINER, AN ENSUITE TO THE MASTER BEDROOM, GARAGE AND DRIVEWAY, WHICH OVERLOOKS A PLEASANT GREEN TO THE FRONT**

**Entrance hall, cloakroom, living room, kitchen/dining room, utility room, four bedrooms, ensuite, family bathroom, rear garden, garage. Energy rating B.**

**£425,000 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 and continue until a T-junction at the end.

### 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 all ground floor accommodation, understairs cupboard and stairs to first floor.

* Ground floor cloakroom with WC, wash hand basin and extractor fan.

* Living room with bay window to side and further window to front, space for living room and dining room furniture.

* Kitchen/dining room with a range of wall and base mounted units with built-in double oven, hob and extractor, dishwasher, space for fridge freezer, ample space for table and chairs, window and door to rear garden.

* Utility room with cupboards, worktop, space and plumbing for washing machine, space for tumble dryer, cupboard housing the gas fired boiler, door to side.

* First floor landing with access to airing cupboard and hatch to loft.

* The master bedroom is a double with a window to the side, built-in wardrobes and door to ensuite comprising wash hand basin, WC, fully tiled shower cubicle, extractor fan, heated towel rail and window.

* The second bedroom is also a double with space for wardrobes.

* Two further bedroom both with windows to the front overlooking the green.

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

* The garden is low maintenance with various spaces for tables and chairs. Access to summerhouse fitted with power and lights.

* Single garage with up and over door, light and power. Driveway parking.

* The property is located on a private road and could incur costs.

### Services

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

* There is an annual estate charge of £192.76 payable to Meadfleet Ltd.

### Local Authority

Cherwell District Council. Council tax band E.

### 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 £30 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.