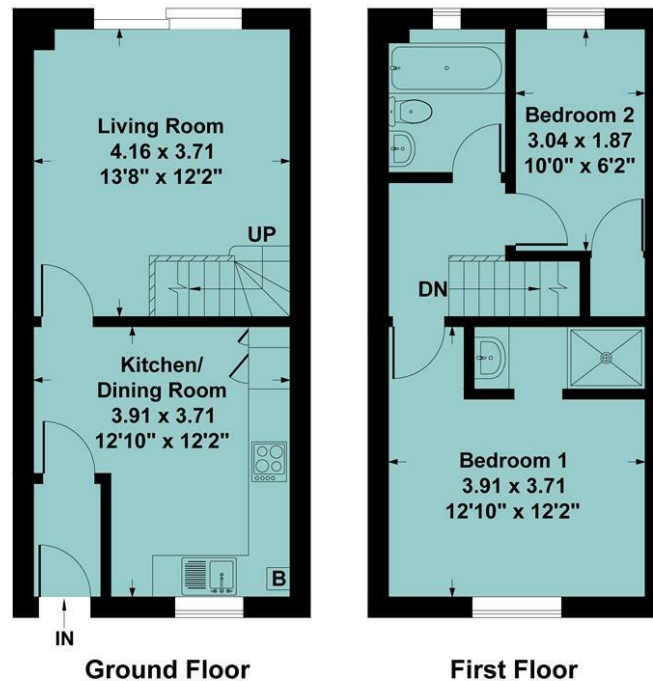


**Agents Note**

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**

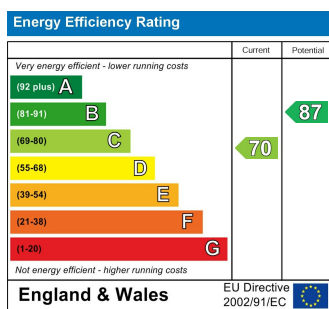
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 30.49 sq m / 328 sq ft**  
**First Floor Approx Area = 30.49 sq m / 328 sq ft**  
**Total Area = 60.98 sq m / 656 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



137 Parklands  
 Banbury



# 137 Parklands, Banbury, Oxfordshire, OX16 2TD

## Approximate distances

Banbury town centre 1 mile  
Junction 11 (M40 motorway) 2.5 miles  
Banbury railway station 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone 55 mins by rail approx.  
Banbury to Oxford 17 mins by rail approx.  
Banbury to Birmingham 50 mins by rail approx.

## A TWO BEDROOM END TERRACED HOUSE IN A PRIME LOCATION CLOSE TO THE TOWN CENTRE AND ALL LOCAL AMENITIES

Hall, open plan kitchen/dining room, sitting room, main bedroom with ensuite shower room, second bedroom, bathroom, gas central heating via radiators, larger than average rear garden, two adjacent allocated parking spaces, no upward chain. Energy rating C.

£225,000 FREEHOLD



## Directions

From Banbury town centre proceed along the Warwick Road (B4100). Before the arcade of shops on the left hand side turn right at the roundabout into Parklands. Follow the road and the numbering system and the property will be found set back on the right behind a treed green and can 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 modern brick built end terraced two bedroom house constructed in the 1990's.

\* Located in a sought after no through road within walking distance of the town centre.

\* Enjoying a pleasant position away from passing traffic and overlooking a treed green at the front.

\* Occupying a choice plot with a larger than average garden.

\* Two allocated parking spaces which are immediately adjacent to the house and garden.

\* Sitting room with patio doors opening to the rear garden.

\* Open plan kitchen/dining room with a range of matt cream units, plumbing for washing machine, space for fridge/freezer, gas cooker point, ceramic tiled floor, space for table and chairs, window to front, wall mounted Gloworm gas fired boiler, window to the front with an outlook over the green.

\* Main double bedroom overlooking the green with ensuite shower room fitted with a white suite.

\* Second single bedroom with window to rear and door to built-in airing cupboard.

\* Bathroom fitted with a white suite comprising bath with mixer taps and shower attachment, wash hand basin and WC, window.

\* The rear garden is, as mentioned above, larger than average and includes a deck, patio, lawn and borders, shrubs and shed with window and fitted workbench.

## Services

All mains services are connected. The wall mounted gas fired Gloworm boiler is located in the kitchen.

## Energy rating: C

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

## Viewing

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

## 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.