



Parklands  
Banbury



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# 119 Parklands

Banbury, OX16 2TD

£235,000

A modern two bedroom property with two allocated parking spaces, a private rear garden, located in a quiet residential neighbourhood close to local amenities and the town centre.

## The Property

119 Parklands, Banbury is modern two-bedroom, terraced house with a private rear garden and allocated parking for two vehicles. The property is located in a quiet cul-de-sac at the top of this popular development and comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, kitchen/breakfast room, sitting room and on the first floor there is a landing, large double bedroom, a further single bedroom and a family bathroom. Outside, to the front there is a paved area with bin storage and to the rear there is a lawned and barked private garden with gated access at the foot of the garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

## Entrance Hallway

The entrance hallway has laminate flooring throughout and a door into the kitchen.

## Kitchen/Breakfast Room

A spacious kitchen/breakfast room with cream gloss units with worktops over, tiled splashbacks and laminate flooring throughout. There is space and plumbing for a washing machine and space for a slimline dishwasher. There is an electric oven, four ring gas hob and extractor hood. There is a sink with drainer and a glow worm gas fired boiler which has recently been replaced. There is a window to the front aspect and a door leading into the sitting room.

## Sitting Room

A good size sitting room with a pleasant outlook over the rear garden, the sliding patio door has recently been replaced which leads out onto the patio. Stairs rising to the first floor.

## First Floor Landing

The landing has access to the loft hatch which is partially boarded and doors leading to two bedrooms and a bathroom.

## Bedroom One

A very large double bedroom with plenty of space for bedroom furniture and there is a window to the front aspect.

## Bedroom Two

A good size single with a built in cupboard and a window overlooking the rear garden.

## Family Bathroom

Fitted with a white suite comprising of a panelled bath with a hand held shower, a wash basin, toilet and there are white tiled splash backs, vinyl wood effect flooring and a window to the rear aspect.

## Outside

To the front of the property there are two allocated parking spaces in front of the hedge, a path leading to the front door and a gravelled area ideal for storage. To the rear of the property there is a private garden with a paved patio area, lawned area and a barked section with shrubs. At the foot of the garden there is gated access.

#### Directions

From Banbury Cross proceed north and turn left at the crossroads into the Warwick road. Continue for approximately half of a mile and at the roundabout take the third exit into Parklands. Follow the road up the hill and take the third turning on your left. Continue to the end of the road and bear right where number 119 will be found in the right hand corner of the cul-de-sac.

#### 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 the Town and many places of historical interest are within easy reach.

#### Services

All mains services connected. The glow worm gas fired boiler is located in the kitchen.

#### Local Authority

Cherwell District Council. Tax band C

#### Tenure

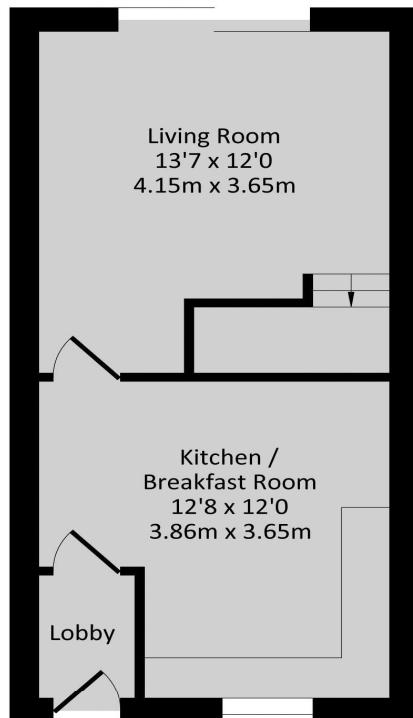
A freehold property

#### Viewing Arrangements

By Prior arrangement with Round & Jackson.



Ground Floor  
Approx. Floor  
Area 315 Sq.Ft.  
(29.24 Sq.M.)

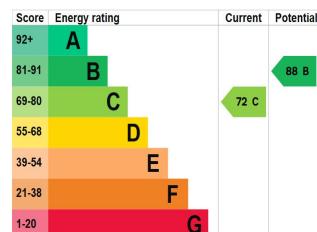
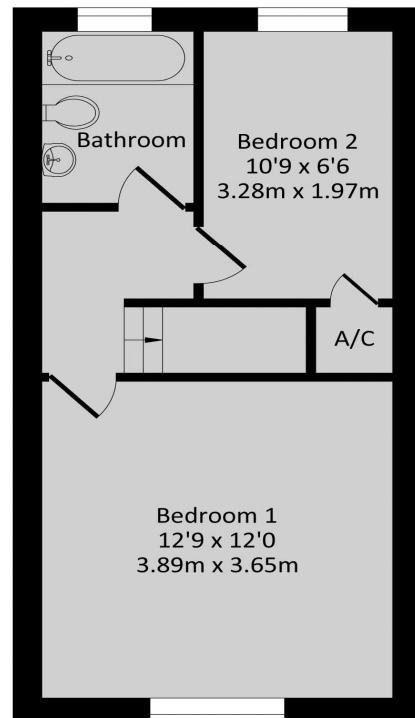


**Total Approx. Floor Area 630 Sq.Ft. (58.48 Sq.M.)**

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.

First Floor  
Approx. Floor  
Area 315 Sq.Ft.  
(29.24 Sq.M.)



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