

Parsons Piece, Banbury, OX16 9GQ



An immaculately presented three bedroom semi-detached house with gas central heating and enclosed rear garden. This property benefits from having a single garage with allocated parking, integrated kitchen appliances and an en suite to the master bedroom.

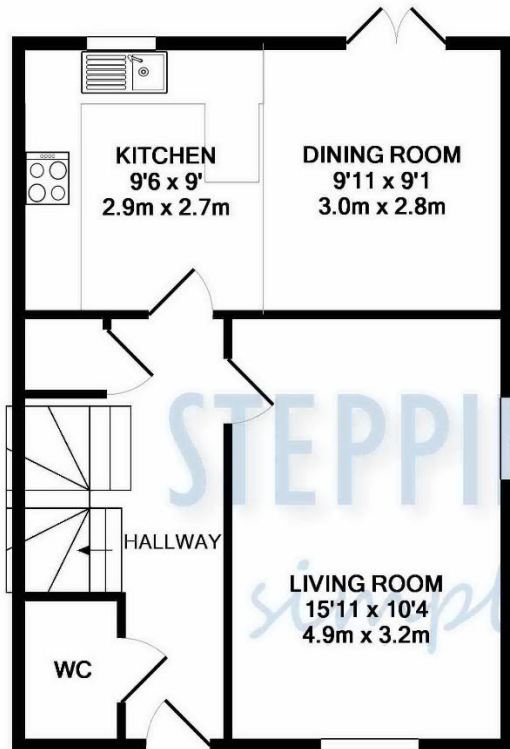
The property has a full rental and maintenance history over seven years. The property is currently let at a rent allowing a strong 5.7% return to capital.

Investment Property Sales & Purchase

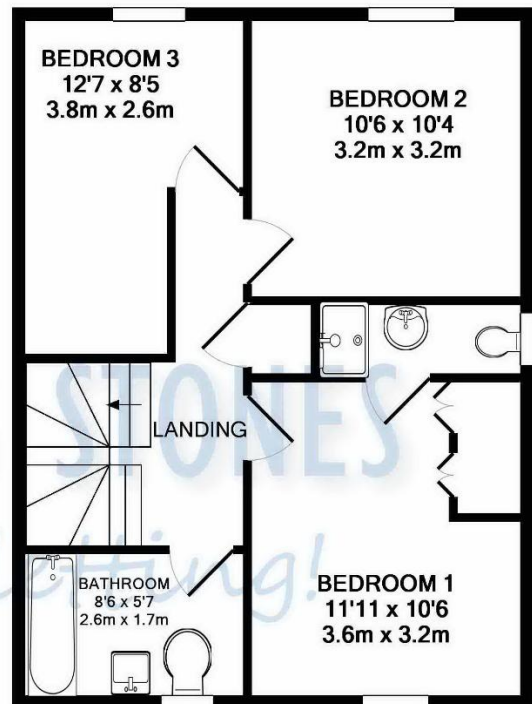
ACCOMMODATION

BEDROOM ONE:	11'11 x 10'6 Window to front aspect. Built in wardrobes.
EN SUITE:	2'10 x 7'10 Window to side aspect. Comprising suite of shower cubicle, wash hand basin and low level w/c.
BEDROOM TWO:	10'6 x 10'4 Window to rear aspect.
BEDROOM THREE:	8'5 x 12'7 Window to rear aspect.
BATHROOM:	8'6 x 5'7 Window to front aspect. Comprising suite of bath with shower over, wash hand basin and low level w/c
KITCHEN	9"x 9'6 Window to rear aspect. Range of modern floor and wall mounted units. Five ring gas hob with electric oven below. Integrated microwave, fridge/freezer, dishwasher and washing machine. Built in storage cupboard.
DINING ROOM:	9'11 x 9'1 French doors leading through to garden
CLOAKROOM:	3'10 x 5'7 Suite comprising low level w/c and wash hand basin.
LOUNGE:	15'11 x 10'4 Windows to front and side aspects.
GARDEN:	Enclosed rear garden mainly laid to lawn.
HEATING:	Gas central heating.
GARAGE:	Single garage with one car parking space to the front and electric car charging point.
COUNCIL TAX:	Band C
EPC RATING:	B
Tenure	Freehold.
Services	Currently connected to mains water, gas and electricity.
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price:	£335,000.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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