

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.

ACCOMMODATION

BEDROOM ONE:	12'6 x 12'4 Window to front aspect.
EN SUITE:	7'1 x 5'10 Comprising suite of shower cubicle, wash hand basin and low level w.c.
BEDROOM TWO:	9'6 x 9'4 Window to front aspect.
BEDROOM THREE:	8'11 X 6'4 Window to side aspect.
LANDING:	Airing cupboard. Stairs leading down to;
HALLWAY:	Door to front aspect. Under stair storage cupboard.
W.C:	6'6 x 3'3 White suite comprising low level w.c and pedestal mounted wash hand basin.
SITTING ROOM:	15'9 x 12'2 Windows to front and side aspect.
KITCHEN:	15'9 x 9'1 Window and patio doors to side aspect. With range of modern and newly fitted floor and wall mounted units. Built in four ring gas hob with electric oven below and extractor hood above
GARDEN:	Laid to lawn. Small patio area with path leading to rear access.
HEATING:	Gas central heating
PARKING:	Allocated parking and single garage
COUNCIL TAX:	To be confirmed
REFERENCE:	455
Tenure	Freehold.
Services	Currently connected to mains water, gas and electricity.
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price:	£335,000.

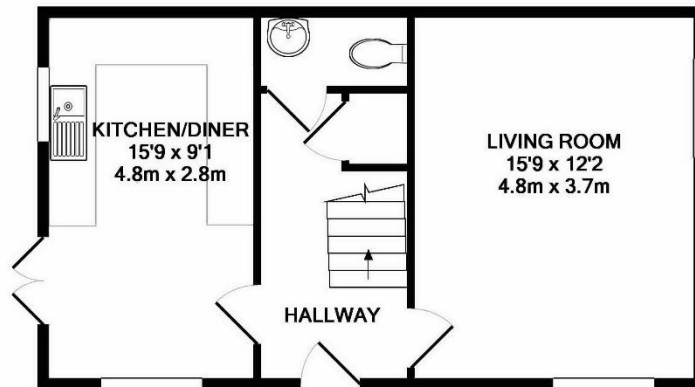
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



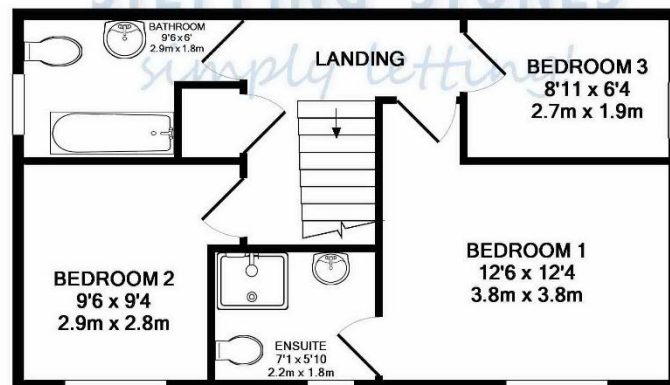
CHATTEL HOUSE

INTELLIGENT PROPERTY

Packington House, 3 - 4 Horsefair, Banbury, Oxon. OX16 0AA



GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 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
Made with Metropix ©2017

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Chattel House have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Chattel House Ltd is Registered in England No 10392760

Registered Office: 2 Crossways Business Centre, Bicester Road, Kingswood, Aylesbury, Bucks. HP18 0RA