

## SPRING WALK

BANBURY, OX16 0FL

50% SHARED OWNERSHIP £190,000

50% shared ownership.

Set in the heart of the highly desirable town of Banbury, is this spacious three-bedroom mid-terraced home spread over three floors. Nicely presented throughout and within easy reach of local amenities, this lovely home has much to offer its next owners.

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- 3 Bedrooms • Allocated Parking • Games/play room • Integral Garage • Gas Central Heating • Double Glazing • 50% Shared Ownership • Close To Amenities • Kitchen/Diner



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Upon entering the property, you are welcomed into the ground floor entrance hallway which benefits from a separate w/c and leads to all other rooms within the home.

At the front of the house, you will find the spacious kitchen/diner, complete with a range of wall and base units, with space for a freestanding oven/hob, fridge/freezer and undercounter space for a dish washer. This area is flooded with natural light creating a bright and airy space for the family.

Leading towards the rear of the home is the lounge which conveniently gives access to the rear terrace area through French Doors.

The first floor briefly comprises of three bedrooms and a family bathroom.

The main bedroom is a very generously sized double room, located at the rear of the home, complete with space for freestanding wardrobes and a partially tiled ensuite with shower and heated towel rail.

The second bedroom is located at the front of the home and is a good-sized double room with space for freestanding wardrobes.

Bedroom three is a single room located at the front of the

property that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to the bedrooms and is fully fitted with a partially tiled suite, inclusive of a shower over the bath and heated towel rail.

The lower ground floor comprises of a games room/playroom and provides access to the rear integral garage complete with power and lighting.

Outside this lovely home offers a secure rear terraced patio area. This lovely space is the perfect spot for alfresco dining in summer months.

The property further benefits from an allocated parking space, gas central heating and double glazing throughout.

This lovely home offers the perfect location for local shops, schools and is just a short walk to the parks and Town Centre.

Tenure: Leasehold – 125 years remaining

Local Authority: Cherwell District Council

EPC: B

Council Tax Band: D

Rent - £346.40/mth

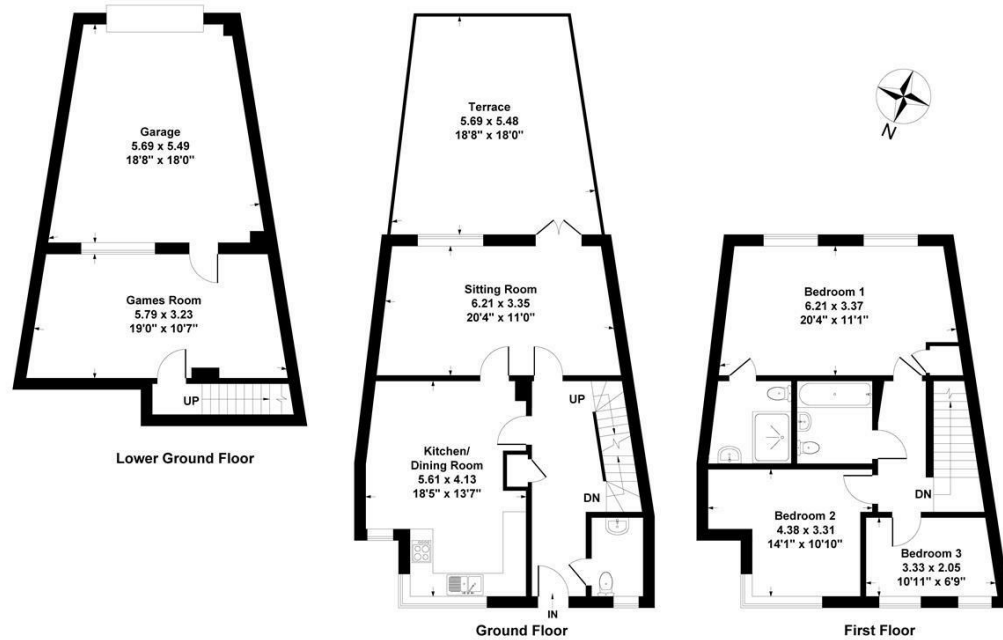
Service Charge - £41.27/mth





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Lower Ground Floor Approx Area = 23.79 sq m / 256 sq ft  
 Ground Floor Approx Area = 58.20 sq m / 626 sq ft  
 First Floor Approx Area = 58.52 sq m / 630 sq ft  
 Garage Approx Area = 27.08 sq m / 291 sq ft  
 Total Area = 167.59 sq m / 1803 sq ft

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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