



10 Beechfield Crescent, Banbury, OX16 9AR
£340,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





*An extended three bedroom family home
located on the south side of Banbury*

**Entrance/Hallway | Living Room | Dining Room | Kitchen |
Study | Downstairs Shower Room | Three bedrooms |
Bathroom | 90 ft south west facing garden**

Located on the popular Easington development on the south side of Banbury is this extended three bedroom family home. The property benefits from two reception rooms, kitchen, study; three double bedrooms, first floor bathroom and impressive 90 ft rear garden.

Ground Floor

Access is via a uPVC double glazed door to:

Entrance/hallway: Wall mounted radiator, stairs rising to first floor. Doors to ground floor accommodation.

Study: uPVC double glazed obscured window to the front aspect, wall mounted radiator,

Living room: uPVC double glazed window to the front aspect, wall mounted radiator, laminate wood flooring, fireplace with wooden surround. Currently has as an electric fire but could be used as an open chimney. Cupboard housing electric fuse box. Open archway through to the Dining Room.

Dining Room: A spacious dining room with a wall mounted radiator, uPVC double glazed double sliding patio doors leading to rear garden, laminate wood flooring.

Rear lobby: under stairs storage cupboard, door to kitchen and downstairs shower room. Also in the rear lobby, there is a double glazed door leading to the rear garden.

Kitchen: Refitted kitchen, with a range of base and eye level units, laminate work top, sink unit, space and plumbing for washing machine, dishwasher, cooker and fridge freezer. Worcester boiler fitted in 2024. Wall mounted radiator, uPVC double glazed window which overlooks the rear garden. Larder cupboard with shelving.

Shower Room: Three piece white suite comprising low level WC, wash hand basin, shower cubicle with electric shower over. Vinyl flooring, tiled splash back areas, heated ladder towel rail, uPVC double glazed obscured window to the side aspect.

First Floor

Landing: Access to:

Bedroom one: Dual aspect bedroom with uPVC double glazed windows to the front aspect with the other overlooking the rear garden. Airing cupboard, wall mounted radiator.

Bedroom two: A good sized double bedroom with uPVC double glazed window overlooking the rear garden, wall mounted radiator, access to the loft.

Bedroom three: Double bedroom with uPVC double glazed window to the front aspect, wall mounted radiator and built in wardrobe.

Bathroom: Three piece white suite comprising low level WC, wash hand basin, free standing bath with telephone style mixer tap, tiled flooring, uPVC double glazed obscured window to the rear aspect, spotlights and extractor fan.

Outside

Rear garden: South west facing rear garden measuring approximately 90 feet in length. Paved patio area, gated side access leading to the driveway. Outside tap. There is also a raised pond area. The rest of the garden is mostly laid to lawn with mature trees and shrubs and is enclosed by fencing. Two plum slated areas ideal for seating area. There are two sheds and a wooden framed outbuilding, formally a garage.

Front: A shingle driveway for approximately two to three vehicles and a pathway leading to the front door.

Services: All
Authority: Cherwell District Council
Council Tax Banding: B





Garage
 161 sq.ft. (15.0 sq.m.) approx.

Ground Floor
 559 sq.ft. (51.90 sq.m.) approx.

First Floor
 503 sq.ft. (46.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1223 sq.ft. (113.60 sq.m.) approx.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		78
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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