



57 Springfield Avenue, Banbury, Oxon OX16 9JF
£275,000

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





A well presented terraced house complemented by a generous size rear garden, located on the south side of Banbury.

Recessed porch | Living room | Kitchen | Rear lobby/utility | Two first floor bedrooms | Bathroom | Mature and established rear garden | Garden to front, potential for off road parking (subject to necessary planning permissions) | UPVC double glazing | Gas radiator heating

Located within close proximity of many amenities including both primary and secondary schooling, a well presented two bedroom terraced house benefiting from gas central heating and double glazing.

Ground Floor

Recessed porch.
Front door.

Living room: Double glazed window to front aspect. Door through to kitchen.

Kitchen: Installed approximately 4 years ago to a high specification comprising of a range of wall and base units. Stainless steel bowl and a half inset sink unit and drainer. Integrated Zanuzzi 4 ring induction power hob with extractor over, oven under. Integrated fridge/freezer. Integrated dishwasher. Understairs storage cupboard. Stairs rising to first floor. Window to rear. Door through to rear lobby.

Rear lobby/utility: Work surface with free space and plumbing for washing machine under. Space for tumble dryer. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Window overlooking garden. Door giving access to the garden.

First Floor

Landing: Access to partly boarded loft.

Bedroom one: Generous double bedroom. Feature cast iron fireplace. Windows to front aspect.

Bedroom two: Single bedroom to rear aspect.

Bathroom: Modern contemporary white suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail.

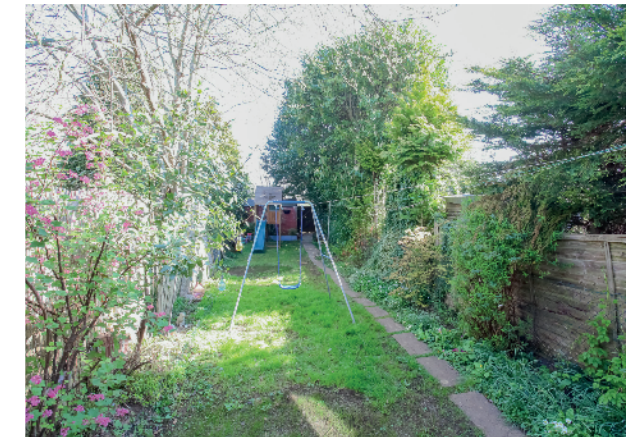
Outside

Rear garden: Predominately laid to lawn. Patio area. Outside tap. The garden measures approximately 75 ft in length. Hardstanding for shed to rear. Access to side via gate. Pathway leading to front garden.

Front: Predominately laid to lawn. Fencing to front boundary. Pathway to front door.

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

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital at the traffic lights, turn right into Horton View. Continue to the end of Horton View and at the crossroads turn left into Springfield Avenue.



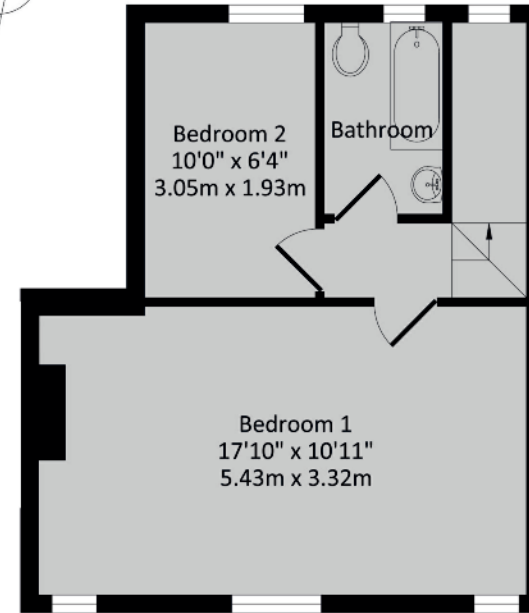
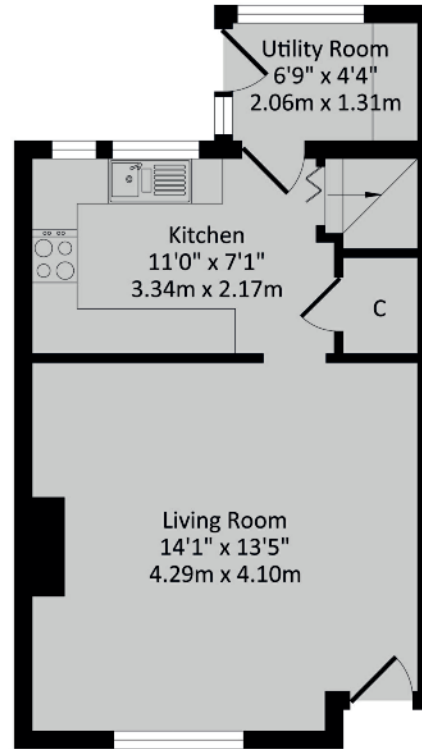




Ground Floor
 322 sq.ft. (30.0 sq.m.) approx.

First Floor
 333 sq.ft. (30.90 sq.m.) approx.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |



TOTAL APPROX. FLOOR AREA 655 sq.ft. (60.90 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.

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.

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