



96 Springfield Avenue, Banbury, Oxon OX16 9JD
£310,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





An extended three bedroom home located close to many amenities.

Entrance porch | Entrance hall | Living room | Dining room/Playroom | Kitchen/dining room | Three bedrooms, en-suite to master | Family bathroom | South/west facing 118 ft rear garden | Driveway | Gas central heating | Double glazing

Located in the much sought after Easington area of Banbury is this three bedroom extended property benefiting from two reception rooms, kitchen/dining room, three bedrooms with en-suite to master, family bathroom, driveway and 118 ft south/west facing rear garden. The property is located close to many amenities including schools, shops and hospital.

Ground Floor

UPVC double glazed door to **entrance porch**. Radiator. Laminate wood flooring. UPVC double glazed window to side aspect.

Entrance via internal door to entrance hallway.

Entrance hallway: Stairs rising to first floor. Laminate wood flooring.

Living room: Generous size room with UPVC double glazed window to front aspect. Gas fire with wooden surround. Radiator. Double glass doors leading to dining room.

Dining room: UPVC double glazed window overlooks patio area. Radiator. UPVC double doors opening onto rear patio.

Kitchen/dining room: Range of base and eye level units with laminate worktop. Built-in appliances include 4 ring gas hob with extractor hood, oven and stainless steel sink unit. Tiling to splashback areas. Space and plumbing for washing machine. Space for under counter fridge. Space for dishwasher. Understairs area currently housing a large fridge/freezer. Breakfast bar area. Plenty of space for table and chairs. Wall mounted fuse box. Two UPVC double glazed windows to front aspect. UPVC double glazed window overlooking rear garden. UPVC double glazed door leading to rear patio.

First Floor

Landing: Radiator. UPVC double glazed window overlooking rear garden. Access to loft via pull down ladder, light connected and partly boarded.

Bedroom one: Excellent size double bedroom with UPVC double glazed windows to front and rear aspects. Built-in storage cupboard housing Worcester combi boiler fitted approximately 10 years ago and additional storage. Two radiators.

En-suite shower room: Three piece white suite comprising of low level WC, wash handbasin and corner shower with shower over. Tiling to splashback areas. Radiator.

Bedroom two: UPVC double glazed window to front aspect. Radiator.

Bedroom three: UPVC double glazed window overlooks rear garden. Radiator.

Bathroom: Three piece suite comprising of low level WC, wash handbasin and larger than average tiled panelled bath. Tiling to splashback areas. Radiator. Sunken spotlights.

Outside

Front: Tarmac driveway for two/three vehicles enclosed by low level brick wall and fencing. Double gates.

Rear garden: Measuring approximately 118 ft in length with a south/westerly aspect. Large patio area. Wiring for hot tub (currently not in use). Gated side access. Outside tap. The rest of the garden is mostly laid to lawn with flower and shrub borders, enclosed mostly by timber panel fencing. UPVC clad outbuilding which has power and light connected. UPVC double glazed windows and doors onto garden. Two further sheds to the rear of the property.

To the rear of the garden is a prefabricated concrete building which has had severe roof damage (power is currently switched off).

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.

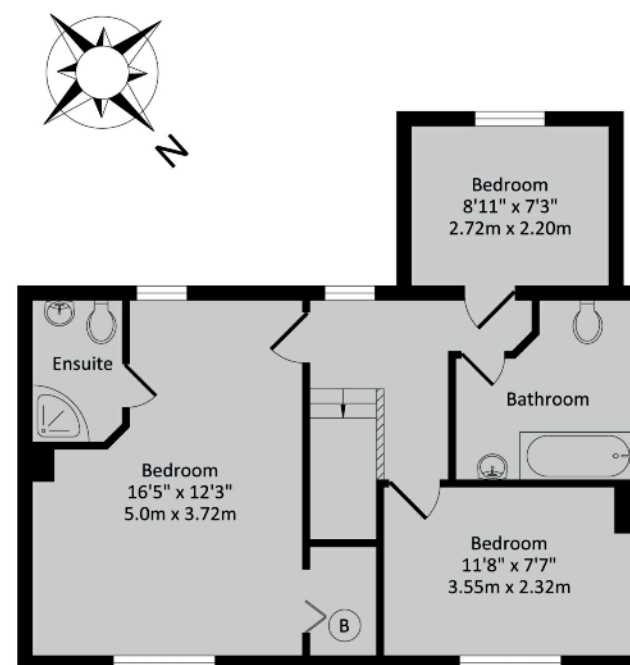




Shed
80 sq.ft. (7.40 sq.m.) approx.

Ground Floor
521 sq.ft. (48.40 sq.m.) approx.

First Floor
508 sq.ft. (47.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1109 sq.ft. (103.0 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		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

