



64 Springfield Avenue, Banbury, Oxon. OX16 9JB
£310,000 Guide Price

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





Well presented three bedroom end terraced home

**Entrance Hallway | Living Room | Kitchen/Breakfast Room
| Bathroom | Three Good Sized Bedrooms | 117ft South
West Facing Rear Garden | Gas Central Heating | Double
Glazing | Driveway**

Located in a much sought after Easington area on the south side of Banbury is this well presented three bedroom end terrace home. The property benefits from a 117ft south west facing rear garden as well as a kitchen/breakfast room, living room , three good sized bedrooms and a bathroom plus a driveway with ample parking.

Ground Floor

Access to the property via composite front door to:

Entrance hall: Tiled flooring, uPVC double glazed window to the front aspect. There is a wall mounted radiator, stairs rising to first floor, and a Worcester Combination boiler installed in 2018.

Living Room: Dual aspect room, laminate flooring, wall mounted radiator, fireplace, two uPVC double glazed windows to the front and rear aspect. Door through to:

Kitchen/Breakfast room: A range of base and eye level units, laminate work top, built in oven with gas hob and extractor hood. Space and plumbing for washing machine, dryer and fridge freezer, built in stainless steel sink unit, uPVC double glazed windows to side and rear aspects, uPVC double glazed door leading to rear patio.

Bathroom: A three piece white suite comprising of low level WC, wash hand basin, panel bath with shower over, wall mounted radiator, two uPVC double glazed obscured windows to the front aspect, tiling to splashback areas.

First Floor

Landing: Doors to all first floor accommodation. Wall mounted radiator, access to loft, uPVC double window overlooks the rear garden.

Bedroom one: Large double bedroom with uPVC double windows to front aspect and to the rear overlooking the garden, two wall mounted radiators.

Bedroom two: Double bedroom with uPVC double glazed window to the front aspect, wall mounted radiator.

Bedroom three: Single bedroom with uPVC double glazed window overlooking the rear garden, wall mounted radiator.

Outside

Rear garden: Measuring approximately 117 ft in length is a south west facing rear aspect stepping out onto paved patio area. The rest of the garden is mostly laid to lawn and is enclosed by timber panel fencing with gated side access. There is a prefabricated concrete outbuilding for storage, outside tap.

Front: Laid to shingle driveway for approximately three vehicles. The pathway leads to the front door.

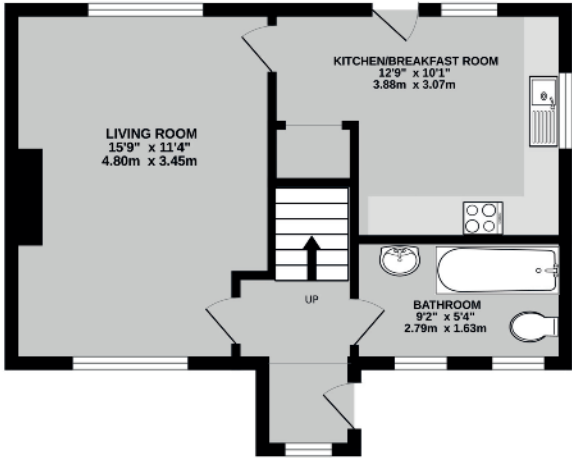
Services: All Council Tax Banding: B

Authority: Cherwell District Council

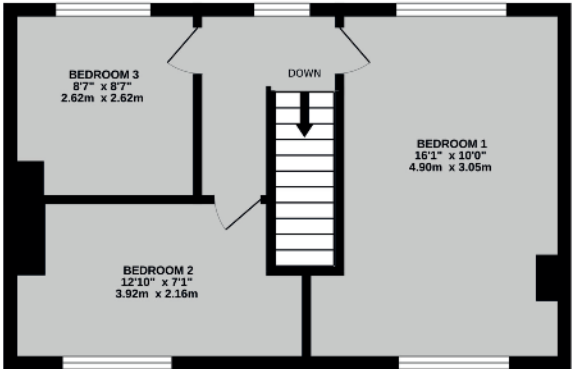




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metronix i2D19C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

