



5 Farmfield Road, Banbury, Oxon OX16 9AP
£275,000 Guide Price

Stanbra
Powell

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Property Lettings

Three bedroom semi-detached home with large garden.

Entrance Porch | Entrance Hallway | Dining Room | Living Room | Kitchen | Conservatory | Three Bedrooms | Bathroom | 105 ft Rear Garden | Driveway

Located in the highly sought-after Easington area of Banbury, this 1930's three-bedroom semi-detached home offers a fantastic opportunity for those looking to renovate and create a family home tailored to their own tastes.

About the property

The property features two spacious reception rooms, a kitchen, conservatory, three well-proportioned bedrooms, and a family bathroom. To the rear is a generous south-facing garden measuring approximately 105 feet in length, ideal for landscaping and outdoor entertaining. To the front, there is off-road parking for one vehicle, with the potential to expand by reconfiguring the front garden. This is a rare opportunity to acquire a home in a popular residential area, with plenty of potential to add value and personalise.

Accommodation includes:

Entrance Porch: Accessed via a UPVC double glazed door, with windows to the front and side aspects.

Entrance Hallway: Tiled flooring, under-stairs storage cupboard housing the fuse box, and stairs rising to the first floor.

Dining Room: Tiled flooring, original corner fireplace, and UPVC double glazed window to the front aspect.

Living Room: Features an original brick-surround fireplace, built-in cupboards, night storage heater, and large UPVC double glazed window overlooking the rear garden.

Kitchen: Fitted with a range of base and eye-level units, built-in sink unit, two UPVC double glazed windows to the side, and access to:

Conservatory: Brick and UPVC construction with polycarbonate roof, windows on all sides, and sliding doors opening to the garden.

Upstairs:

Bedroom One: Spacious double room with chimney breast and UPVC double glazed window overlooking the rear garden.

Bedroom Two: Another double room with chimney breast and UPVC double glazed window to the front.

Bedroom Three: A well-sized single room with front aspect UPVC double glazed window.

Bathroom: Fitted with a three-piece coloured suite including panel bath, wash hand basin, and low-level WC. Tiled splashbacks and an obscured UPVC double glazed window to the rear. Airing cupboard housing the hot water tank.

Outside:

The south-facing rear garden is approximately 105 feet in length, mostly enclosed by timber fencing, and features mature trees and shrubs, a small shed, and a paved pathway. Side gated access is also available.

Additional Information:

The property is in need of full renovation.

There is currently no gas supply to the property.

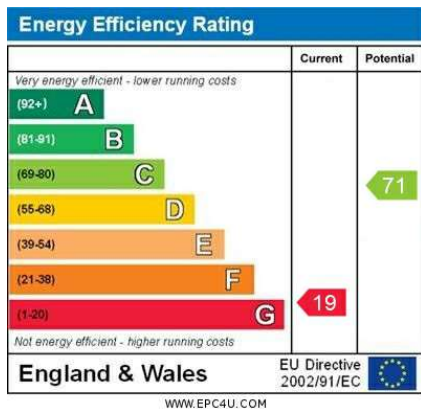
Heating is provided via a night storage heater in the dining room.

Offered with no onward chain.

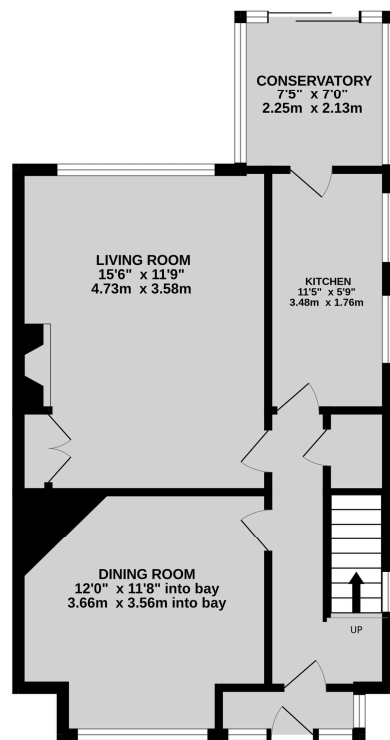
Services: All except gas is not connected to the property.
Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road and continue along this road until reaching Sainsbury's Superstore. At the traffic lights take the right turn into Farmfield Road.



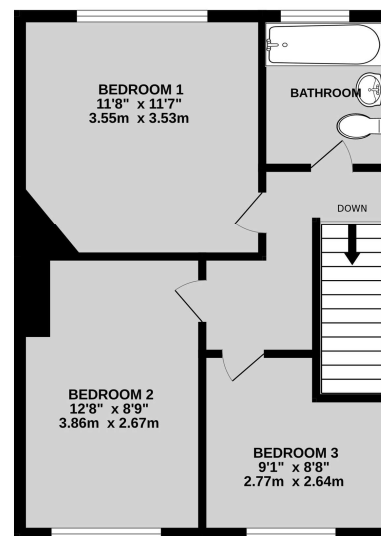




GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 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.

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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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