



32 Easington Road, Banbury, Oxon OX16 9HH
£325,000

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





A well presented three bedroom semi detached home

**Entrance porch | Entrance hallway | Living room
| Conservatory/Garden room | Kitchen | Three bedrooms,
en-suite to master bedroom | Ground floor bathroom |
South facing 100 ft rear garden | Driveway | Double glazing
| Gas central heating**

Located in the popular Easington area of Banbury is this well presented three bedroom semi detached home offering well-proportioned accommodation, benefiting from 100 ft rear south facing garden, refitted kitchen and bathroom, modern double glazing and gas central heating. The property has great potential to extend to the rear as many neighbouring properties have done so (subject to necessary planning permission).

Ground Floor

Front door.

Entrance porch: Window to front and side aspect.

Entrance hall: Stairs rising to first floor. Doors to ground floor accommodation. Cupboard housing fuse box. Single panel radiator. Sunken spotlights.

Living room: Dual aspect room. Windows to front aspect. Radiator. Large storage cupboard housing Glow worm boiler. Opening into conservatory.

Conservatory/Garden room: Wooden flooring. Windows and doors opening to rear garden. Vertical radiator. Polycarbonate roof.

Kitchen: Refitted with a range of base and eye level units with laminate worktop. Built-in stainless steel sink unit. Space for washing machine, cooker and larger than average fridge/freezer. Vinyl flooring. Sunken spotlights. Window to rear aspect.

Ground floor bathroom: Refitted three piece white suite comprising of low level WC, wash handbasin, P-shaped bath with rainfall shower and separate shower attachment. Window to side aspect. Tiling to splashback areas. Tiled flooring with underfloor heating. Heated towel rail.

First Floor

Landing: Doors to all first floor accommodation. Window overlooking garden. Access to loft. Radiator.

Bedroom one: Good size dual aspect double bedroom. Radiator. Built-in wardrobe.

En-suite: Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, good size shower cubicle with rainfall shower and separate shower attachment. Tiling to splashback areas. Heated towel rail. Extractor.

Bedroom two: Double bedroom with window to front. Radiator.

Bedroom three: Good size single bedroom with window overlooking rear garden.

Outside

Front: Gravel driveway providing parking for two vehicles. Side vehicle access between two houses leading to rear garden.

Prefabricated concrete building at the top of the garden, one section is a garage and the second part is storage area. Power and light connected. Separate door. Window.

South facing garden measures approximately 100 ft in length. Large patio area. Raised decking area. Pathway leading through the middle to the garden. Flower and shrub borders. The garden is mainly laid to lawn and enclosed by timber panel fencing. Playhouse to the rear. Covered Barbeque area. Gates leading to side access, large enough for small vehicle.

Agents Note

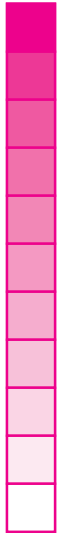
We have been informed by the owners the property is non standard construction and is a steel frame property

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

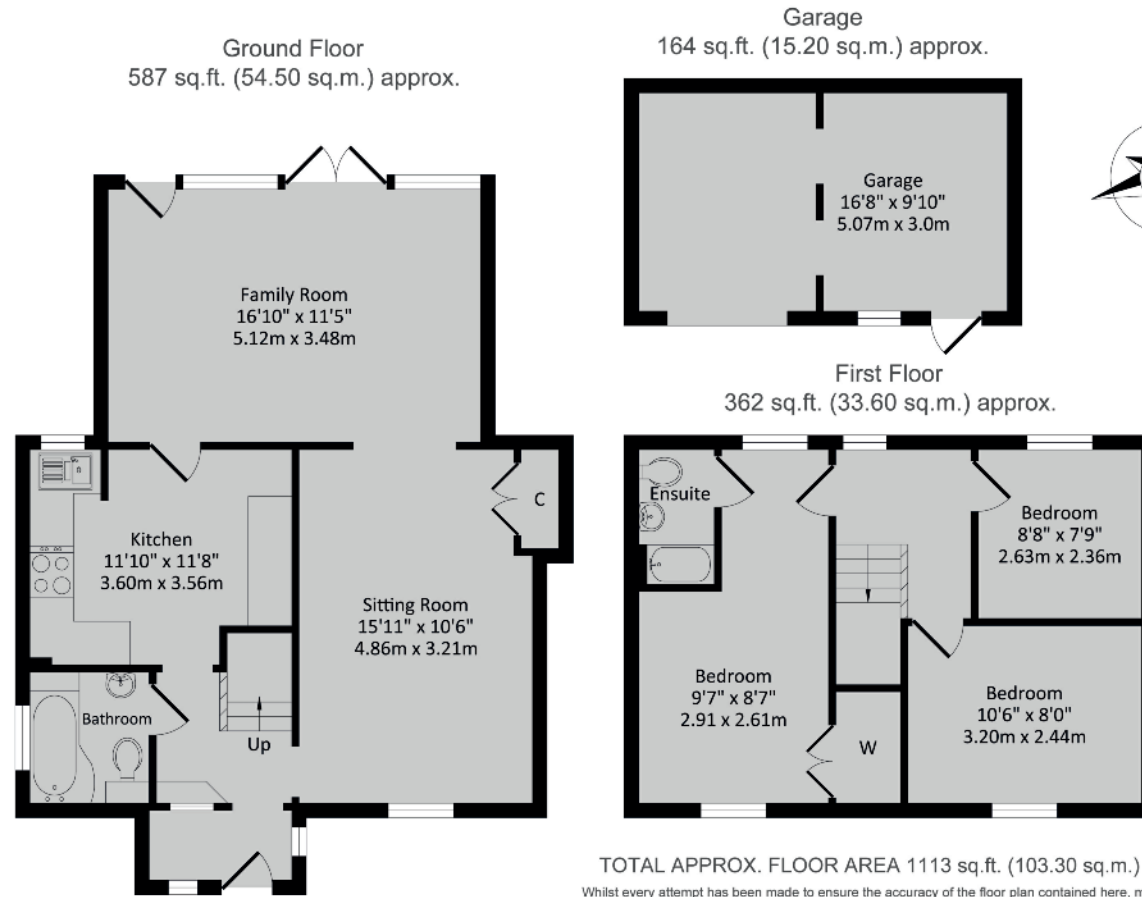
Directions: From Banbury Cross proceed south along South Bar and at the first set of traffic lights take the right turn into the Bloxham Road and Easington Road is the second turning on the left hand side.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	65	76
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



TOTAL APPROX. FLOOR AREA 1113 sq.ft. (103.30 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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