



53 Easington Road
Banbury, Oxon, OX16 9HJ



ROUND & JACKSON
ESTATE AGENTS





A spacious and well-presented semi-detached family home with a private rear garden and off road car parking located within the popular Easington development with good access to the town centre, park and local schooling.

The Property

53 Easington Road, Banbury is a well presented three-bedroom, semi-detached family home with off road parking to the front and a pleasant garden to the rear which extends over 90 feet in length. The property is set close to a very pleasant park, local schooling and is within walking distance to the town centre and Horton Hospital. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, large sitting/dining room, large conservatory and modern kitchen. On the first floor there are three good bedrooms and a family bathroom. Outside there is a very pleasant and private lawned garden with a range of which backs onto Easington Park. To the front of the property there is a block paved driveway to provide off road parking for three vehicles.

We have prepared a floor plan to show the room sizes and layout, some of the main features include;

Entrance Hallway

Accessed via an entrance porch, a spacious hallway with stairs rising to the first floor, an understairs storage cupboard and doors to the kitchen and sitting room.

Kitchen

A modern kitchen fitted with a range of shaker style eye level cabinets with base units and drawers and work surfaces over and tiled splash backs. There is an integrated under counter fridge and freezer, dishwasher, washing machine, oven, combination microwave and oven, one and half sink and draining board, four ring induction hob with an extractor hood over. There are dual aspect windows to the side and rear aspect and a door into the conservatory.

Dining/Sitting Room

A spacious dining room with a box bay window, a central fireplace to the front aspect and archway leading into the sitting room where there is ample space for furniture, a further central fireplace and double doors which lead to the conservatory.

Conservatory

A useful additional room with tiled flooring with sliding doors and a door to the side leading to the rear garden.

First Floor Landing

Doors to first floor accommodation, a window to the side aspect and hatch to loft space. There is a loft hatch which provides access to a very large roof space which is fully boarded with lighting and a window to the rear aspect. This whole area could lend itself to conversion if the correct planning and building regulation approval was applied for. The loft has a ladder fitted.

Master Bedroom

A double bedroom with two built in wardrobes and a window to the rear aspect.

Bedroom Two

A double bedroom with useful built in wardrobes and a window to the front aspect.

Bedroom Three

A single bedroom with a window to the front aspect and a fitted wardrobe.

W.C

Fitted with a W.C. and wash hand basin with a window to the side aspect.



Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, wash hand basin and tiled splashbacks. There is a window to the rear aspect.

Outside

To the front of the property there is a block paved driveway which provides off road car parking for three vehicles. A particular feature for the property is the pleasant rear garden which extends to approximately 90 feet in length. There is a patio seating area adjoining the house with gated access to the front. It is predominantly laid to lawn with a range of plant beds, established shrubs and trees. To the foot of the garden there are two sheds which have power and light connected.



Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary and secondary schools; the well regarded Harriers Academy is located less than half a mile away. Blessed George Napier and Wykham Park Academy are both within a mile.

Directions

From Banbury Cross proceed in a southerly direction on South Bar, at the traffic light controlled junction, turn right on the Bloxham Road, take the second left hand turn for Easington Road and the property will be found on your left shortly after the turning for St Georges Crescent.

Services

All mains services connected.

Local Authority.

Cherwell District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

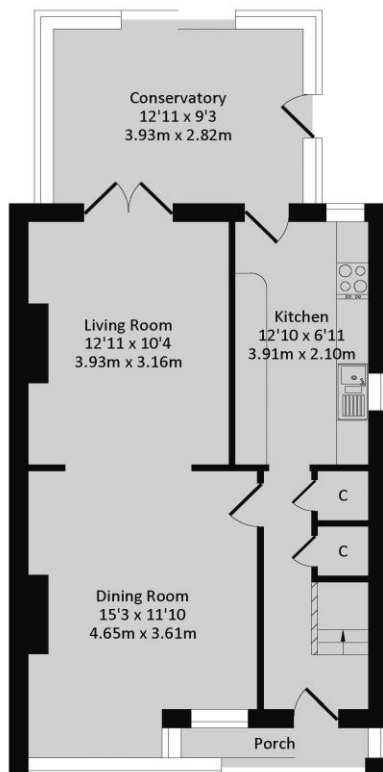
Tenure

A freehold property.

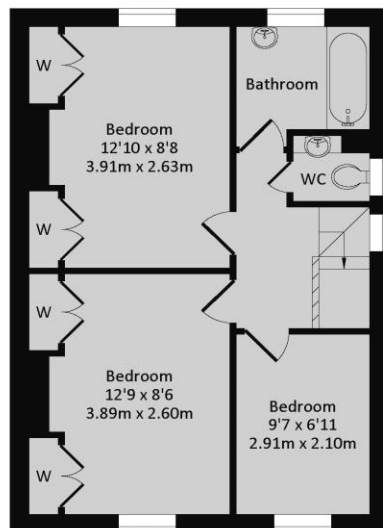
Asking Price: £365,000



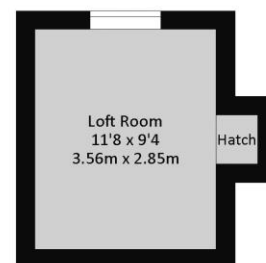
Ground Floor
Approx. Floor
Area 633 Sq.Ft.
(58.80 Sq.M.)



First Floor
Approx. Floor
Area 455 Sq.Ft.
(42.30 Sq.M.)



Loft
Approx. Floor
Area 115 Sq.Ft.
(10.70 Sq.M.)



Total Approx. Floor Area 1203 Sq.Ft. (111.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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