



101 Springfield Avenue, Banbury, Oxon OX16 9JF  
Guide Price £305,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





## *Extended three bedroom semi-detached home*

Entrance hallway | Living room | Large kitchen/dining room | Utility room/study | Bathroom | Three bedrooms | Large garden | Driveway | Garage | Gas central heating | Double glazing | No onward chain

Located in the much sought after Easington area of Banbury within easy access to many amenities, including shops, schools, hospital and various bus routes is this extended three bedroom semi-detached home. The property benefits from living room, large kitchen/dining room, study/utility room, bathroom, three bedrooms, a good size rear garden, garage and driveway. This property is offered for sale with no onward chain.

### Ground Floor

Front door to entrance hallway, stairs rise to first floor.

**Living room:** Good size living room with Chimney breast. Radiator. UPVC double glazed window to front aspect.

**Rear lobby:** Doors to further accommodation. Useful understairs storage cupboard.

**Utility/study:** Formerly the kitchen is now used as a utility area that could quite easily be converted into an office. Radiator. Laminate wood flooring. Cupboard housing Glowworm combi boiler. Space and plumbing for washing machine and dryer, UPVC double glazed window to side aspect. Storage cupboard with UPVC double glazed window to side aspect. Wall mounted fuse box.

**Kitchen/dining room:** Extended by the previous owner. This large reception room to the rear offers good space, has a range of modern base and high level units with worktop. Built-in sink unit and dishwasher. Space for American style fridge/freezer, and Range cooker with built-in extractor hood above. UPVC double glazed window to the side aspect. Laminate wood flooring. Breakfast bar. Dining area with plenty of space for a good size dining table and chairs. Laminate flooring. Radiator. UPVC double glazed window and door opens up onto rear garden.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and P-shaped bath with electric shower over. Fully tiled walls. Wall mounted heated towel rail. Tiled flooring. Radiator. UPVC double glazed obscured window to front aspect.

### First Floor

**Landing:** Access to first floor accommodation. UPVC double glazed window overlooks the rear garden. Radiator.

**Bedroom one:** Dual aspect bedroom. Radiator. Built-in wardrobes. UPVC double glazed windows to front and rear aspects.

**Bedroom two:** Double bedroom with UPVC double glazed window to front aspect. Original fireplace. Radiator. Built-in wardrobes.

**Bedroom three:** Single bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Wood flooring.

### Outside

**Front: Driveway** for one to two vehicles, enclosed mostly by hedging.

**Rear garden:** Paved patio area. Pathway leading through the centre of the garden, the rest of the area is mostly laid to lawn. Gated side access. Hardstanding for sheds. The garden is enclosed mostly by timber panel fencing.

**Garage:** Built of prefabricated concrete construction with a metal up and over door.

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

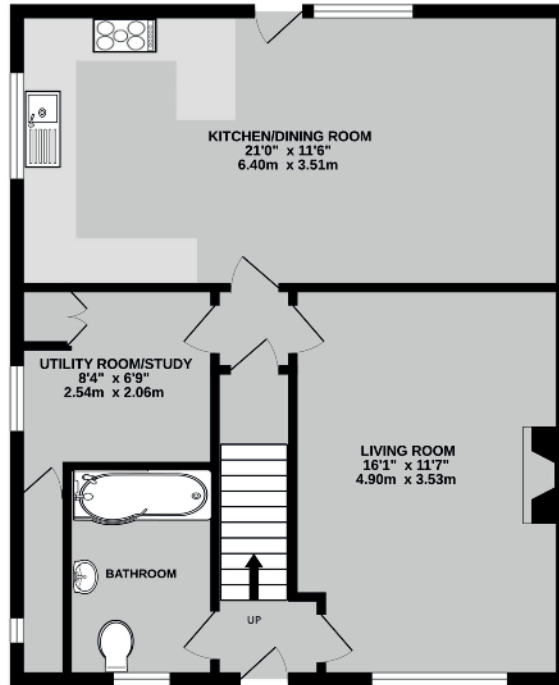
**Directions:** From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital at the traffic lights, turn right into Horton View. Continue to the end of Horton View and at the crossroads turn left into Springfield Avenue.



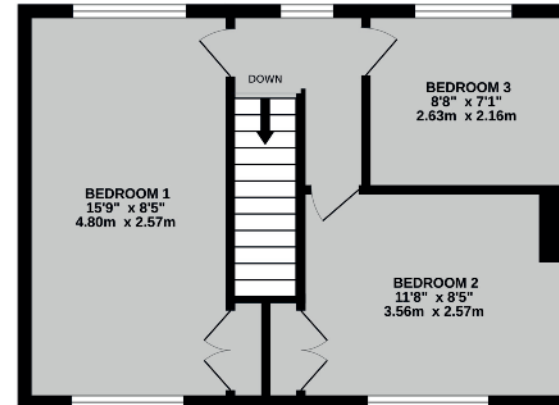




GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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.

Viewing: Through appointment with Stanbra Powell



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