



108 Springfield Avenue
Banbury, OX16 9JD



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom end terrace family home with driveway parking for two cars and a very large rear garden measuring over 100 feet. Situated on the popular Easington development on the south side of Banbury.

The property

108 Springfield Avenue, Banbury is a well-presented three-bedroom end terrace family home situated on the highly sought-after Easington development on the south side of Banbury. The property benefits from driveway parking for two vehicles and a particularly large rear garden extending to over 100 feet, offering excellent outdoor space for families and entertaining. The living accommodation is arranged over two floors. On the ground floor, there is an entrance hallway, a spacious sitting room, a well-appointed kitchen/breakfast room, and a large conservatory providing additional versatile living space. To the first floor, there is a landing leading to three bedrooms and a family bathroom. Outside, the property boasts a generous rear garden, mainly laid to lawn and beautifully stocked with established trees, shrubs, and plants. There are several seating areas throughout, creating ideal spaces for relaxing and entertaining. To the front, there is driveway parking for two vehicles. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor, wood-effect flooring, and door leading into the sitting room.

Sitting Room

A good-sized reception room with a window to the front aspect and French doors leading into the conservatory. Features a log-burning stove and access into the kitchen.

Kitchen/Breakfast Room

Fitted with a range of grey gloss units with wooden worktops over and tiled splash backs. Inset sink and drainer, window to the front aspect, and a glazed door leading into the garden. Integrated appliances include an electric oven, microwave, four-ring induction hob, extractor hood, and dishwasher. Space for a freestanding fridge-freezer. Cupboard housing the Worcester gas-fired boiler, additional larder cupboard with shelving, and understairs storage cupboard.

Conservatory

A very large and useful addition to the property with laminate flooring and sliding doors leading into the garden.



First Floor Landing

Doors to all first-floor rooms, stripped wooden flooring, and window to the rear aspect. Loft hatch providing access to a partially boarded roof space with light and ladder.

Bedroom One

A large double bedroom with a window to the front aspect and exposed original floorboards.

Bedroom Two

A good-sized bedroom with a window to the front aspect and exposed wooden floorboards.

Bedroom Three

A good-sized bedroom with a window to the rear aspect and exposed wooden floorboards.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet, and wash basin. Floor-to-ceiling white tiling, window to the rear aspect, and exposed original floorboards.



Outside

To the rear there is an impressive, well-stocked garden extending to around 100 feet, featuring established trees, plants, and shrubs. A paved patio leads onto a gravelled section which gives access to a lawned area with a central pathway. Multiple seating areas are positioned throughout, including a covered seating area at the foot of the garden. Outside tap and gated side access. To the front there is a concreted driveway providing parking for two vehicles, with shrubs and bushes offering privacy. A further concreted area to the side provides ideal bin storage, with gated access into the rear garden.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.



Directions

From Banbury Cross proceed in a southerly direction along South Bar and at the traffic light controlled junction, turn right onto the Bloxham Road. Continue for approximately a quarter of a mile then turn left in Springfield Avenue. Continue over the crossroads and past the turn for Farmfield Road where the property will be found on your right-hand side.

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

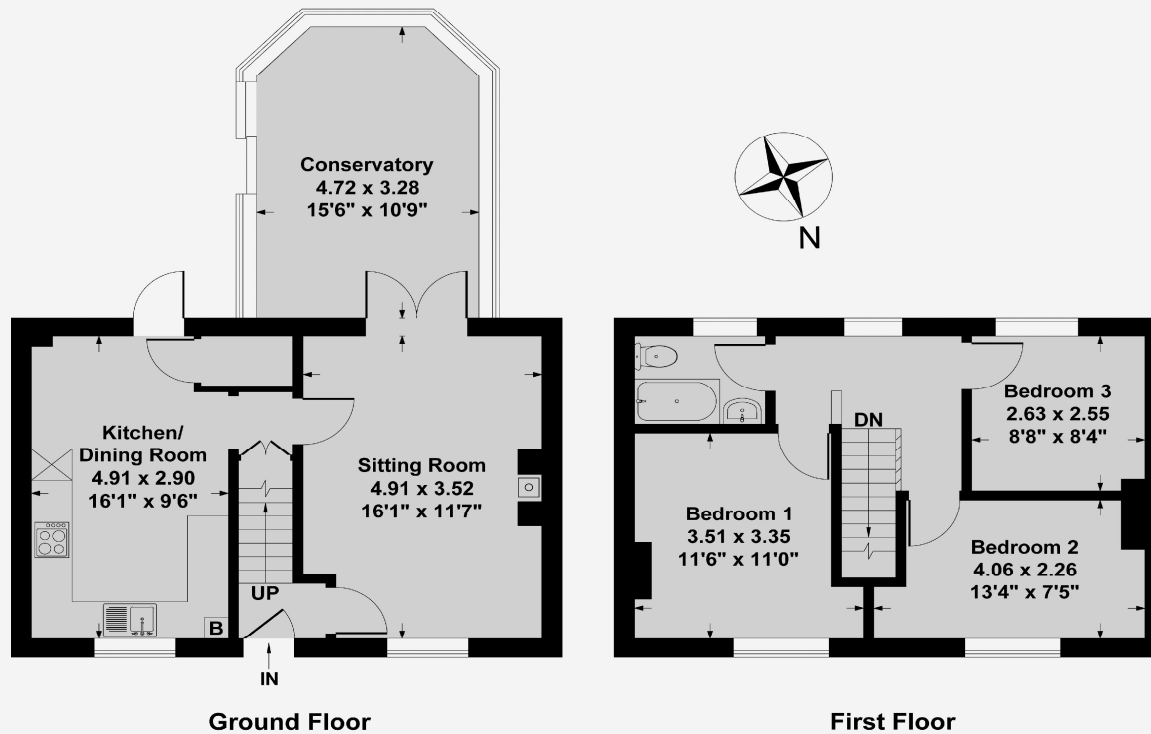
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £310,000





Ground Floor Approx Area = 52.76 sq m / 568 sq ft
First Floor Approx Area = 36.92 sq m / 397 sq ft
Total Area = 89.68 sq m / 965 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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

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