



11a Easington Road, Banbury, Oxon OX16 9HH
'Offers in the region of' £250,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Well presented two bedroom home with large garden.

Refitted kitchen/breakfast room | Cloakroom/utility | Living/dining room | Two double bedrooms | Bathroom | Driveway | 100 ft rear garden | Gas central heating | Double glazing

Located in the much sought after Easington area of Banbury is this extremely well presented two bedroom end of terraced property benefiting from 100 ft rear garden, driveway, refitted kitchen and bathroom, double glazing and gas central heating. The property is offered for sale with no onward chain.

Ground Floor

Access via UPVC double glazed door.

Kitchen/breakfast room: Refitted range of base and eye level units. Laminate worktop. Built-in sink unit. Built-in oven with four ring hob. Space for fridge/freezer. Wall mounted electric fuse box. Two UPVC double glazed windows to front aspect. Under stairs storage cupboard. Luxury vinyl plank effect flooring. Stairs rising to first floor.

Utility/cloakroom: Space for washing machine and dryer. Low level WC. Wash handbasin. UPVC double glazed obscured window to side aspect. Radiator. Luxury vinyl plank effect flooring.

Living/dining room: Laminate wood flooring in dining area and space for table and chairs. Carpeted in the living area with UPVC double glazed sliding patio doors to rear garden. Cupboard housing Worcester gas boiler installed in 2021, regularly serviced. Radiator.

First Floor

Landing: Doors to all first floor accommodation. Access to boarded loft via ladder

Bedroom one: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in wardrobe.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobe.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. UPVC double glazed obscured window to side aspect. Tile splashbacks. Radiator. Vinylay flooring. Extractor fan.

Outside

Front: Driveway for two vehicles. Access to the side.

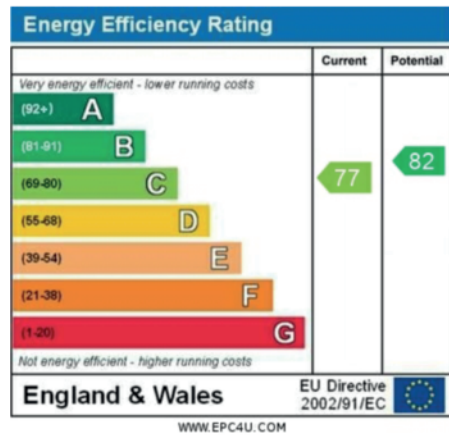
Rear garden: Measuring just over 100 ft in length. L-shaped garden which is predominantly laid to lawn enclosed by timber panel fencing which was replaced two years ago. Gated side access. Pathway leading to two sheds. Gravelled seating area to rear. Outside tap. Various mature trees and shrubs. The garden backs onto playing fields.

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

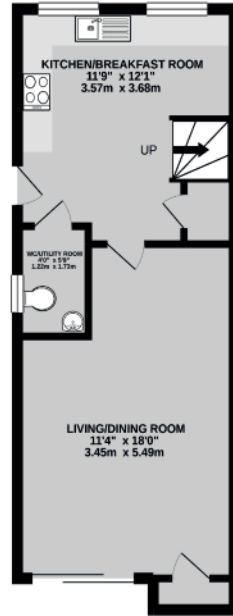
Directions:
From Banbury Cross proceed south along South Bar and at the first set of traffic lights take the right turn into the Bloxham Road and Easington Road is the second turning on the left hand side.



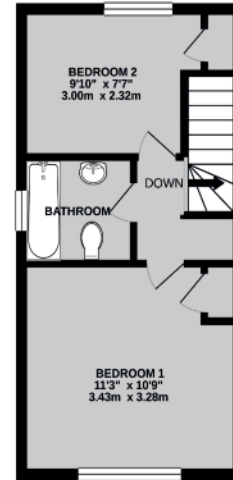




GROUND FLOOR
350 sq ft. (32.5 sq.m.) approx.



1ST FLOOR
281 sq ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq ft. (58.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any error or misstatement. This plan is an illustrative document only and should not be used as a legal or prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See also the EPC.

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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