



11a Easington Road, Banbury, Oxon OX16 9HH  
'Guide Price' £265,000 Freehold

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*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. Vinolay 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  
**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.











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