



15 Easington Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 15 Easington Road

Banbury, OX16 9HH

£289,500

A three bedroom semi detached family home of non-standard construction with a large rear garden and a newly built garden workshop. The property is located on the popular Easington Development on the south side of town.

## The Property

15 Easington Road is located within an established and well regarded residential area, in easy reach of local schools and amenities and backing on to Easington Park. The property has been updated by the current owner and benefits from having a large workshop at the foot of the garden with power and lighting. The property offers a good amount of living space throughout and has a large garden measuring around 100 feet. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, conservatory, kitchen and a family bathroom. On the first floor there is a landing and three good size bedrooms. Outside to the rear there is an impressive garden measuring around 100 feet and there is gated access into Easington Park behind. The garden has a large block built workshop/store and there are footings in place for a second workshop to be built. To the front of the property 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 with doors leading into the sitting room, kitchen and bathroom. Tiled flooring and there is a window to the front aspect.

## Sitting Room

A spacious sitting room with a window to the front aspect and door leading into the conservatory.

## Conservatory

A large and very useful conservatory with tiled flooring and a fitted radiator which is part of the main heating system. There are double doors leading into the garden.

## Kitchen

Recently refitted with a range of grey coloured, gloss fronted base and wall cabinets with worktops over. There is one and a half bowl sink with drainer and there are two integrated fridges and an integrated dish washer and there is space for a cooker and space and plumbing for a washing machine. The tiled flooring from the hallway continues throughout and there is a window and door leading into the garden. One of the wall cupboards houses the Worcester gas fired boiler for the heating and hot water system.

## Bathroom (Ground Floor)

Located on the ground floor and re-fitted with a modern suite comprising a panelled bath, toilet and wash basin with vanity storage beneath. There is attractive panelling to the walls and newly laid vinyl flooring throughout with a window to the side aspect.

## First Floor Landing

Doors leading to all the first floor rooms with a window to the rear aspect and a built-in shelved cupboard. There is access to the loft space which is floored and there is a light fitted.

## Bedroom One

A very large double bedroom with dual aspect windows to the front and rear and there is a built-in cupboard with hanging space and shelving.

## Bedroom Two

A good size double bedroom with a window to the front aspect.

## Bedroom Three

A good size single bedroom with a window to the rear aspect.

### Outside

To the rear of the property there is a very large lawned garden which measures around 100 feet and there is gated access at the foot of the garden into Easington Park. There is a paved patio adjoining the house and gated access to the side. At the foot of the garden there is a gravelled area and a large block built workshop with power and lighting. The workshop is fully water tight and has power and lighting but does require external cosmetics to be completed. There is also footings in place for a second workshop of similar size, should the new owner wish to continue with this. To the front of the property there is an area where two vehicles can be parked with a lawned area to one side with a privet hedgerow surrounding. There is gated access to the side of the property and a useful bin storage area out of sight.

### 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 after a short distance.

### 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.

### Services

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

### Local Authority

Cherwell District Council. Tax band A.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

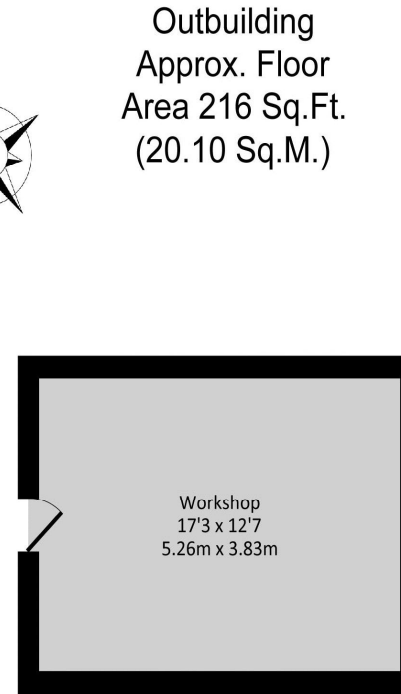
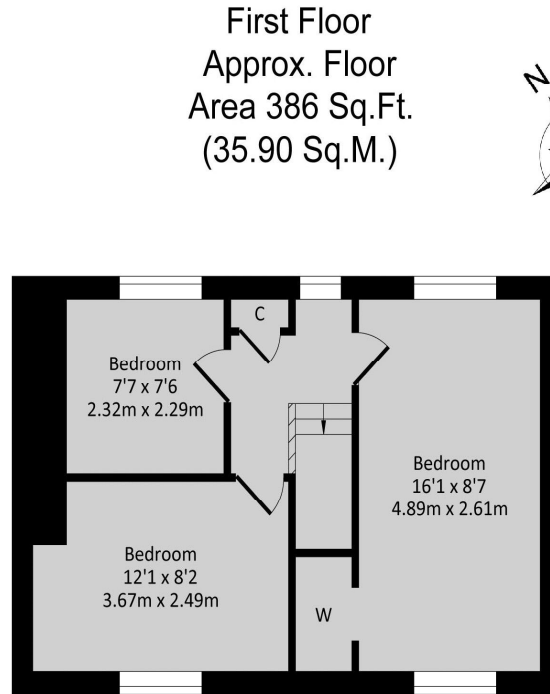
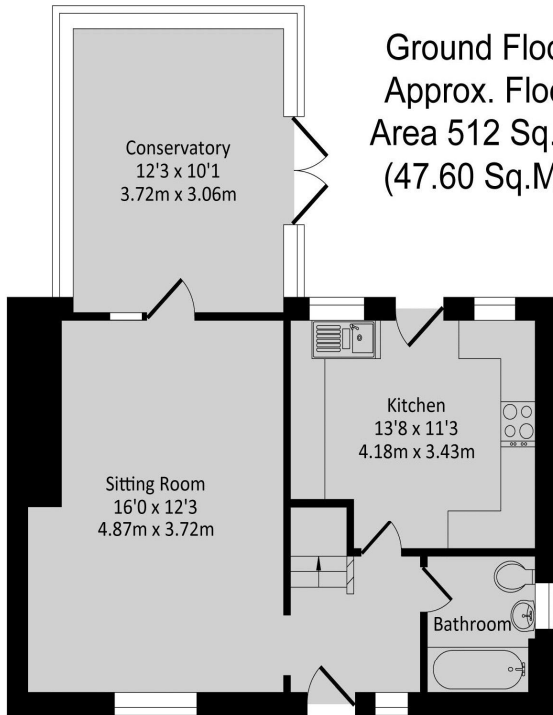
### Tenure

A freehold property.

### Agents Note

The property is steel framed, a fact that may need to be considered for mortgage purposes.





**Total Approx. Floor Area 1115 Sq.Ft. (103.60 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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