



45 Easington Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

45 Easington Road

Banbury, OX16 9HJ

£350,000

A fantastic opportunity to purchase a three bedroom detached family home with a garden measuring over 100 feet and located on this popular road on the Easington development on the south side of town. No onward chain with this property.

The Property

45 Easington Road, Banbury is a three bedroom, detached family home with driveway parking and a superb rear garden which measures over 100 feet. The property is believed to date to the 1930's and is very much in original condition and requires modernisation throughout but does offer a good amount of living space and potential to reconfigure and extend, subject to planning and building regulation consent. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, dining room a kitchen and a W.C. On the first floor there is a landing area, three good size bedrooms and a family bathroom. Outside to the rear there is large lawned garden measuring over 100 feet with a former vegetable area at the foot of the garden. There is a useful storage area to one side of the property and gated access to the other side. At the front of the property there is a recently updated tarmac driveway and lawn. 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 and a useful built-in understairs storage cupboard with a further, high level built-in cupboard. Doors leading into the sitting room and dining room.

Sitting Room

A very pleasant sitting room with a box window to the front aspect and an original fireplace with a coal effect gas fire fitted and there are original picture rails in place.

Dining Room

A nice size formal dining room with a window overlooking the garden and door leading into the kitchen. There is an original fireplace and picture rails.

Kitchen

Fitted with a small number of functional, white coloured floor and eye level cabinets with an inset sink and drainer. There is a large, built-in shelved storage cupboard and there is space and plumbing for a washing machine and space for a cooker and fridge freezer. There is a window to the side aspect and a door leading into the rear garden.

First Floor Landing

Doors to all the first floor rooms and loft hatch to a very large loft area with insulation in place. Lighting is fitted but no ladder.

Bedroom One

A large double bedroom with a window to the front aspect and an original cast iron fireplace and original picture rails.

Bedroom Two

Another large double bedroom with a window to the rear aspect and an original cast iron fireplace and picture rails.

Bedroom Three

A really good size single bedroom with a window to the rear aspect and an original cast iron fireplace and picture rails.



Family Bathroom

Fitted with an avocado coloured suite comprising a panelled bath and wash basin with a window to the front aspect and a built-in cupboard which houses the hot water tanks with shelving. There is a separate toilet across the landing.

W.C

Fitted toilet with a window to the side aspect.

Outside

To the rear of the property there is a concrete patio area adjoining the house with a further large concrete storage area to one side. There is gated access to the other side and a former coal shed, ideal for storage. From the patio there is a pathway leading down the large garden which measures over 100 feet and there are planted borders and a rockery area and wooden shed. The second part of the garden was previously used for vegetables with more established trees and bushes in place. To the front of the property there is a recently replaced tarmac driveway and a pretty lawned area with planted beds and a low level fence surrounding.

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 shortly after the turning for St Georges Crescent.

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. Electric heaters with a gas fire in the sitting room.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

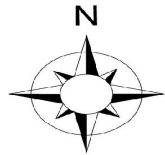
Strictly by prior arrangement with Round & Jackson.

Tenure

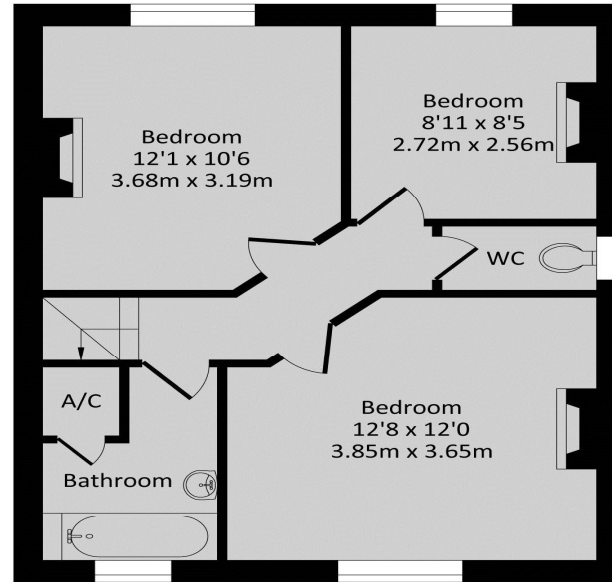
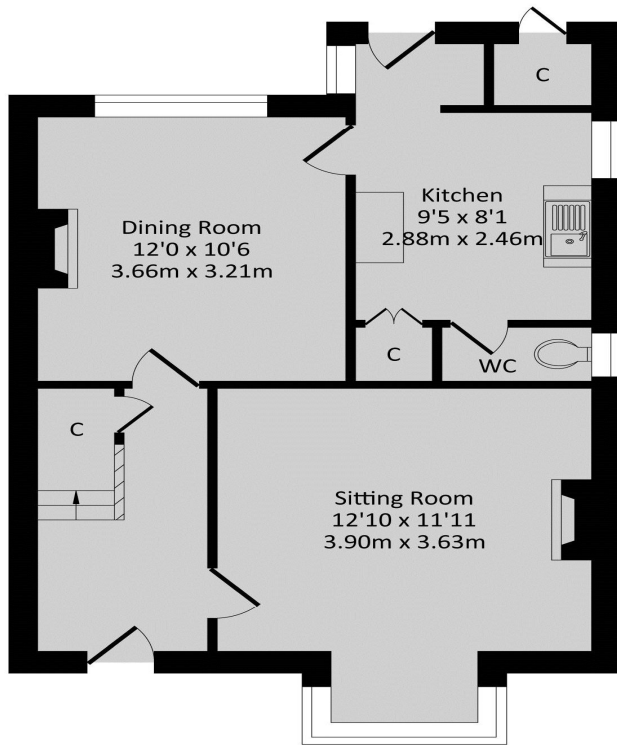
A freehold property.



Ground Floor
Approx. Floor
Area 502 Sq.Ft.
(46.60 Sq.M.)



First Floor
Approx. Floor
Area 459 Sq.Ft.
(42.60 Sq.M.)



Total Approx. Floor Area 961 Sq.Ft. (89.20 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		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	2 G	

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