

Springfield Avenue

Banbury



ROUND & JACKSON
ESTATE AGENTS



Springfield Avenue

Banbury, Oxon, OX16 9JF

£350,000

A very well presented and extended three double bedroom property located on this popular road within the Easington development on the south side of town.

The Property

A very well presented and greatly extended, three double bedroom semi detached property with good sized garden and off road parking for several vehicles. The property is located within the popular Easington development on the south side of town with good schooling and amenities nearby. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a porch extension, hallway, sitting room, second reception room and large kitchen/diner forming part of the rear extension. Off of the kitchen there is also a W.C and utility room. On the first floor there is a central landing with doors leading to three double bedrooms and a re-fitted shower room. Outside to the rear there is a large lawned garden and to the front there is off road parking for several vehicles. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Useful addition which was fitted around five years ago with window and space for hanging coats with door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor with doors leading to the sitting room, second reception room and kitchen. Oak wooden flooring throughout.

Sitting Room

A good sized sitting room with two windows to the front aspect and feature log burning stove. Continuation of the oak flooring from the hallway.

Reception Room/Home Office

A good sized and very versatile room with window to the front aspect and continuation of the oak flooring from the hallway. Could be an office, dining room or even a bedroom.

Kitchen Diner

Forming part of a ground floor extension which was completed around seven years ago providing a bright and airy kitchen diner. The kitchen area is fitted with a range of white fronted cabinets with worktops over. There is a one and a half bowl sink with drainer, space and plumbing for a washing machine and dishwasher. Integrated double electric oven with 5 ring gas hob over and extractor hood above. Tiled splash backs and tiled flooring throughout with door leading into a W.C and utility room with window to the rear. Useful under stairs shelved storage area. The extension area is a good size with vaulted ceiling and velux windows allowing plenty of light with bi-fold doors leading into the garden.

First Floor Landing

A bright and airy landing with window to the rear aspect and doors leading into all first floor rooms. Cupboard housing the Worcester gas fired combination boiler which is was fitted in 2019. Loft hatch providing access to the roof space which has a light and is partly boarded.

Bedroom One

A large double bedroom with fitted wardrobes and window to the front aspect. Wood effect flooring throughout.

Bedroom Two

A good sized double room with window to the front aspect and fitted wardrobe.



Bedroom Three

A double room with window to the rear aspect.

Shower Room

Re-fitted in recent years and fitted with a white suite comprising double walk-in shower cubicle, toilet and wash basin. Attractive floor to ceiling tiling, attractive vinyl flooring and window to the rear aspect.

Outside

Outside to the rear there is a very pleasant garden measuring around 75 feet, narrowing at the bottom. There is a paved patio area at the rear and gravelled area to the side with useful wooden storage shed. To the side there is gated access to the front driveway. The garden continues down to a lawned section with central pathway and there are well stocked plant and shrub borders to the sides. To the front of the property there is a lawned garden with surrounding privet hedge giving good privacy. There is a five bar gate which leads onto a gravelled driveway which provides parking for several vehicles.

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 continue for 300 yards where number 105 will be found on the left hand side on the junction for Farmfield Road.

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.

Services

All mains services connected. The gas fired boiler is located in a cupboard on the landing.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

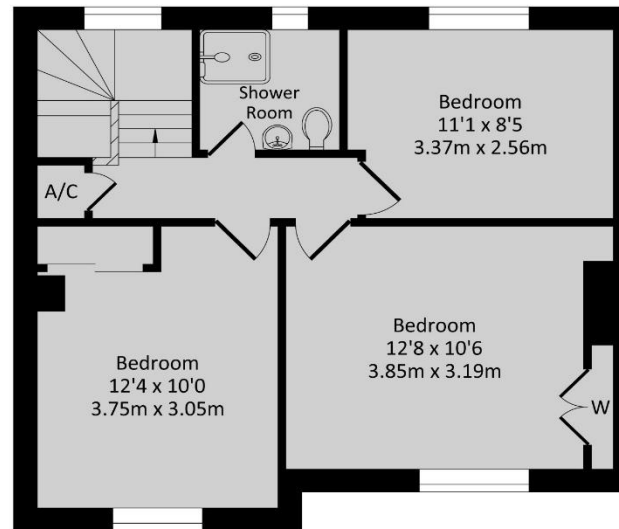
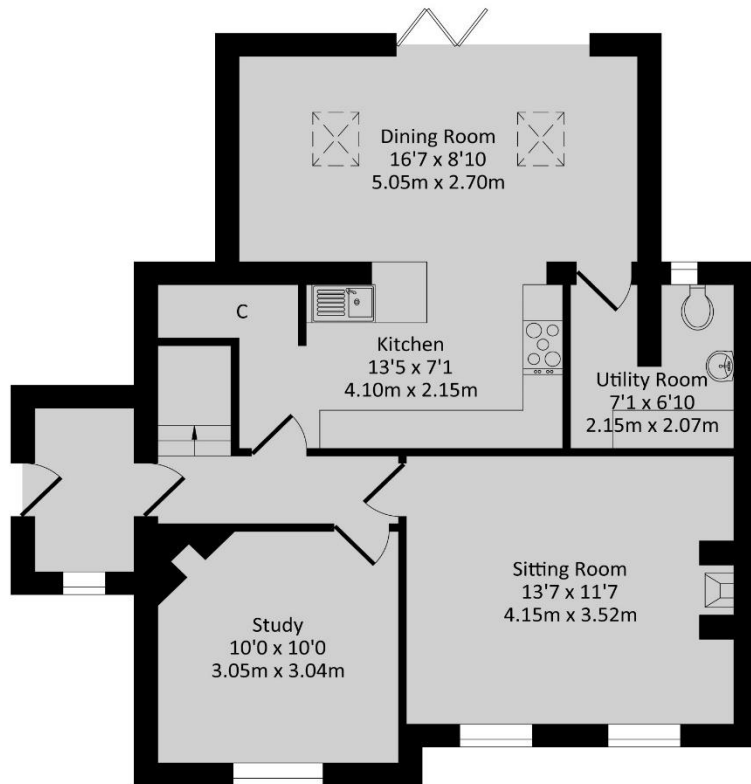
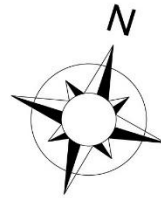
Tenure

A freehold property



Ground Floor
Approx. Floor
Area 670 Sq.Ft.
(62.20 Sq.M.)

First Floor
Approx. Floor
Area 470 Sq.Ft.
(43.70 Sq.M.)



Total Approx. Floor Area 1140 Sq.Ft. (105.90 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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