



47 Springfield Avenue
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



47 Springfield Avenue

Banbury, OX16 9JF

£320,000

A beautifully presented three bedroom house with character features, a useful garden room/studio and large garden. The property is located on a highly regarded road on the south side of town and close to amenities.

The Property

Springfield Avenue is a particularly sought after road being on the south side of town and close to good schools and a wide range of amenities. The property is beautifully presented and has some lovely character features which include original internal doors, stripped wooden flooring and fireplaces. On the ground floor there is a spacious sitting room, an open plan kitchen/dining room, a conservatory and a cloakroom/WC. On the first floor there are two double bedrooms, a single bedroom and a large family bathroom which is beautifully fitted. To the front of the property there is a block paved driveway and to the rear there is a large private garden with a useful brick built studio/garden room. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs to the first floor and door to sitting room.

Sitting Room

A spacious room with a bay window to the front, stripped wooden flooring, an open fireplace and a door to the kitchen/dining room.

Kitchen/Dining Room

A large, open plan room with tiled flooring, a door to the conservatory and ample space for a table and chairs. The kitchen is fitted with eye level cabinets and base units with work surfaces over and an inset sink and draining board. There is space for a cooker, fridge/freezer, a washing machine and tumble dryer.

Conservatory

A lovely additional room ideal to relax in with tiled flooring and double doors to the rear garden.

Cloakroom/WC

Located just off the conservatory with a low level WC.

First Floor Landing

Doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A single room with a built in cupboard and a window to the front.

Family Bathroom

A very large and impressive family bathroom, fitted with a modern white suite comprising a panelled bath, a wash hand basin, WC and separate shower.

Outside

To the front of the property there is an attractive block paved driveway which provides parking for three vehicles and to the side there is a gate which gives access to the rear. To the rear there is a large, private garden which extends to approximately 90 feet in length. The garden has established trees, plants and hedging and there are various seating areas to enjoy. Within the garden there is a timber summer house and a useful brick built studio room.



Studio Room

A useful additional room located within the garden and close to the house. Currently used as a crafts room but would make an ideal home office or garden room.

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 where the property will be seen on your left hand side after a short distance.

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 (51 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.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

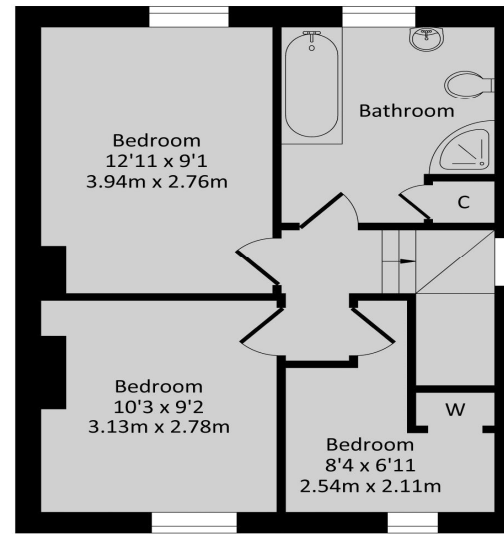
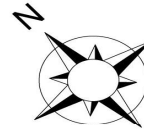
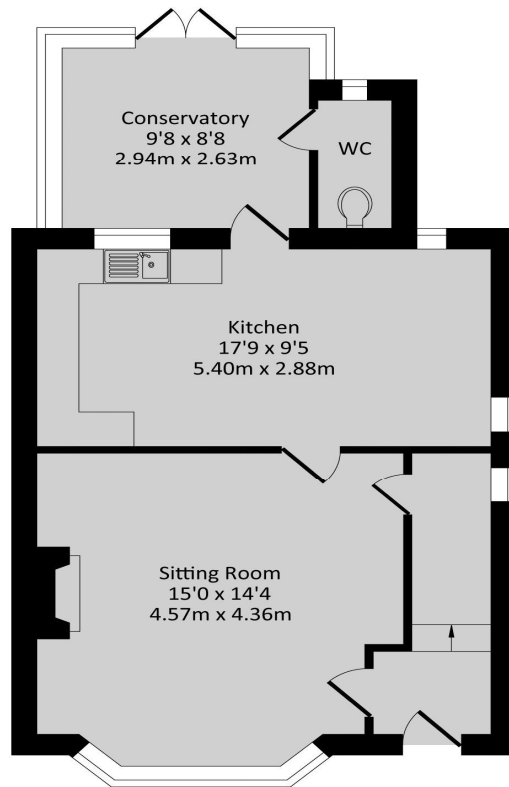
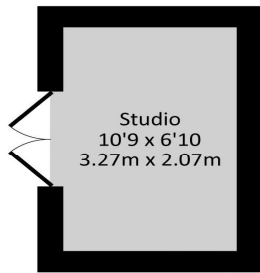
A freehold property.



Studio
Approx. Floor
Area 73 Sq.Ft.
(6.80 Sq.M.)

Ground Floor
Approx. Floor
Area 539 Sq.Ft.
(50.10 Sq.M.)

First Floor
Approx. Floor
Area 412 Sq.Ft.
(38.30 Sq.M.)



Total Approx. Floor Area 1024 Sq.Ft. (95.20 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 | | 74 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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