



57 Easington Road, Banbury, Oxon OX16 9HJ
£339,950

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A non-estate bay window semi, complemented by generous size rear garden on the south side of Banbury.

Entrance hall | Living room with bay window |
Kitchen/dining room | Three first floor bedrooms |
Bathroom | Generous size rear garden | Driveway to front
| Garage | Gas central heating | Double glazing

Providing generous size accommodation throughout, a three bedroom semi-detached house located on the south side of Banbury within comfortable walking distance of many amenities including both primary and secondary schools, parks, shops and bus routes.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard housing Worcester combination boiler for domestic hot water and central heating. Door through to living room.

Living room: Feature walk-in bay window to front aspect. Fireplace with inset living flame electric fire. Laminate flooring.

From the hallway, walk through to kitchen/diner.

Kitchen/diner: Comprehensive range of light oak fronted wall and base units with complementary work surfaces. Tiling to splashback areas. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Free space and plumbing for dishwasher. Integrated 4 ring electric hob with electric oven under, stainless steel extractor over. Double glazed window overlooking garden. Double glazed double doors giving access to garden.

First Floor

Landing: Window to side. Access to loft.

Bedroom one: Double bedroom to front aspect.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Generous single bedroom to rear aspect.

Bathroom: Contemporary white suite comprising of P-shaped panelled bath with shower unit over, handbasin with inset vanity unit and low level WC. Useful cupboard. Heated towel rail. Tiled flooring. Recessed spotlights.

Outside

Rear garden: Enclosed by close board and fencing giving a good degree of privacy. Large patio area. Outside tap. Areas laid to lawn. The garden measures approximately 90 ft in length. Gate to side access.

Single garage of prefabricated construction. Personal door to side. Up and over door to front.

Shared driveway giving access to front.

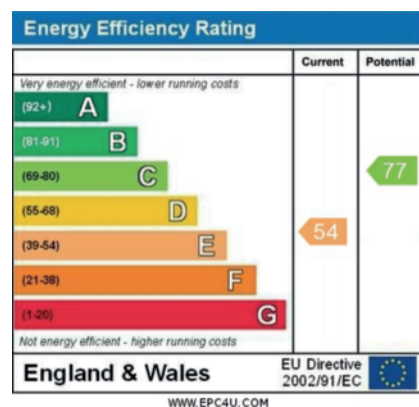
Front: Block paved driveway providing off road parking for two vehicles.

Services: All Council Tax Banding: B
Authority: Cherwell District Council

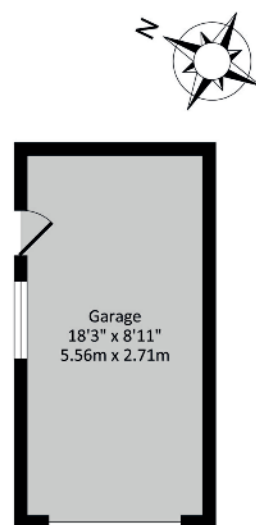
Directions: From Banbury Cross proceed south along South Bar and at the first set of traffic lights take the right turn into the Bloxham Road and Easington Road is the second turning on the left hand side.



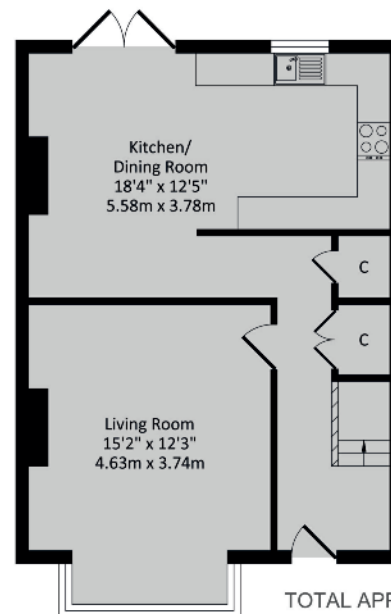




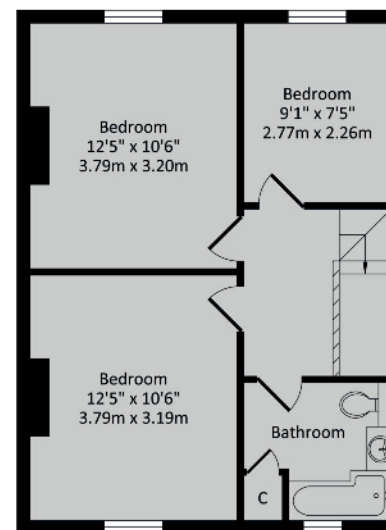
Garage
 163 sq.ft. (15.10 sq.m.) approx.



Ground Floor
 482 sq.ft. (44.80 sq.m.) approx.



First Floor
 462 sq.ft. (42.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1107 sq.ft. (102.80 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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