89 Springfield Avenue, Banbury, Oxon OX16 9JF
£249,950
Three bedroom mid terraced home located in the popular south side of Banbury.

Entrance hallway | Living room | Dining room | Kitchen | Conservatory | Three bedrooms | Family bathroom | Pleasant rear garden | Driveway | Double glazed | Gas central heating

Located on the south side of Banbury is this well presented three bedroom mid terraced property benefiting from driveway for two vehicles and pleasant rear garden.

**Ground Floor:**

Entrance via double glazed door to;

Entrance hallway: Stairs rising to first floor. Double panel radiator. Door to;

Living room: UPVC double glazed bay window to front aspect. Double panel radiator. Log burner with feature fireplace surround. Through to;

Dining area: Single panel radiator. UPVC double glazed doors into conservatory. Doorway through to;


Conservatory: Built of brick and UPVC construction with a lightweight tiled roof meaning the conservatory can be used all year. UPVC double glazed double doors opening onto rear. Separate door opening onto garden. Double panel radiator. Real wood flooring.

**First Floor:**

Landing: Access to boarded loft with pull down ladder and light. Doors to first floor accommodation.

Bedroom one: UPVC double glazed window to rear aspect. Single panel radiator.

Bedroom two: UPVC double glazed window to front aspect. Single panel radiator.

Bedroom three: UPVC double glazed window to rear aspect. Single panel radiator. Cupboard housing hot water tank.


**Outside:**

Front: Paved driveway for two vehicles. Feature flower bed.

Rear: Paved patio area. Gated side access. Wooden construction summerhouse with power and light connected. Paved patio seating area surrounded by shingle, flower and shrub borders. At the rear of the garden is a further hardstanding with summerhouse, power and light connected. The garden is enclosed by timber panel fencing.

**Location:**

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

**Services:** All

**Council Tax Banding:** B

**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital at the traffic lights, turn right into Horton View. Continue to the end of Horton View and at the crossroads turn left into Springfield Avenue.
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 approximates, 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
5/6a Horsefair, Banbury, Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk
Stanbra-powell.co.uk