



13 Farmfield Road
Banbury, OX16 9AP



ROUND & JACKSON
ESTATE AGENTS





A good size three-bedroom semi-detached family home with a private rear garden and driveway parking. Located on the popular Easington development close to the hospital and within easy walking distance to the train station. No onward chain.

The property

13 Farmfield Road, Banbury is a good size, three-bedroom semi-detached family home with a private rear garden and driveway parking. The property is located on the popular Easington development, on the south side of town, and is within easy walking distance to the Horton hospital, train station and town centre and Sainsbury's supermarket is a short walk away. There are a number of local primary and secondary schools nearby, all within easy walking distance. The property comes to market with no onward chain and benefits from having replaced main and lower roofs in recent years. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, kitchen and a large, open plan sitting room and dining room. On the first floor there is a landing, three-bedrooms and a family bathroom. Outside to the rear there is a lawned garden with a paved patio area, a wooden shed and there is gated access to the side where there is an outside tap. To the front there is a gravelled driveway for two vehicles. 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 doors leading into the sitting room, dining room and kitchen. Useful understairs cupboard, tiled flooring and there is a window to the side aspect.

Sitting Room and Dining Room

A very large open plan room. The sitting room has a central fireplace, French doors leading into the rear garden and there is wood effect flooring throughout. The dining room has a window to the front aspect, a cast iron fireplace and the wood effect flooring continues throughout.

Kitchen

Fitted with a range of cream, shaker style cabinets with wooden worktops over and tiled splash backs. There is an integrated electric oven, a four ring gas hob with extractor hood above. There is also an integrated dishwasher, integrated fridge-freezer and there is space and plumbing for a washing machine, and there is an inset sink with drainer. There is a cupboard housing the Vailant gas fired boiler and the tiled flooring from the hallway continues into the kitchen. Window to the rear aspect.

First Floor Landing

Doors leading to all the first floor rooms and there is a window to the side aspect. Loft hatch giving access to the roof space.

Bedroom One

A large double bedroom with a window to the rear aspect. Feature cast iron fireplace.

Bedroom Two

A double bedroom with a window to the front aspect and plenty of space for furniture. Feature cast iron fireplace.

Bedroom Three

A good size bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and a wash basin. There is tiled flooring, tiled splash backs and there is a window to the rear aspect.

Outside

To the rear of the property there is a private lawned garden with a paved patio and a wooden shed. There is gated access to the side where there is a useful gravelled area, ideal for wheelie bin storage, and an outside tap. To the front of there is a gravelled driveway which provides parking for two vehicles.



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.

Directions

From Banbury Cross proceed in a southerly direction via South Bar Street and continue into the Oxford Road. Continue past The Horton General Hospital until the Sainsbury's traffic lights where you will need to slow down and indicate right for Farmfield Road. Number 13 will be found on your left hand side after a short distance.



Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

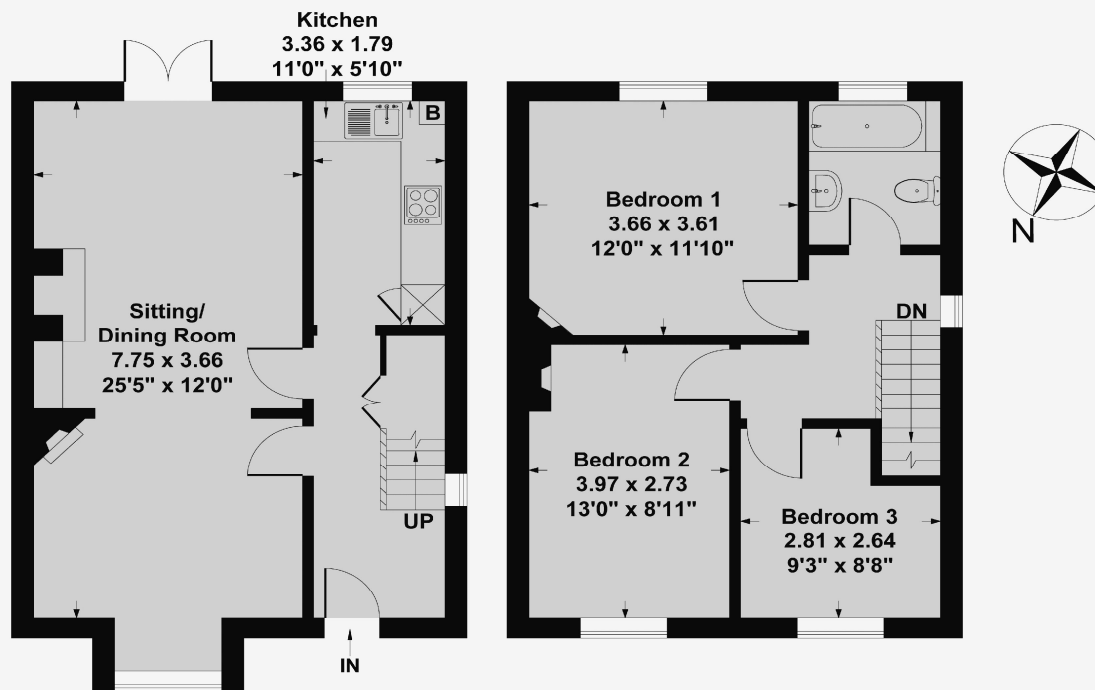
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £280,000





Ground Floor

First Floor

Ground Floor Approx Area = 44.57 sq m / 480 sq ft

First Floor Approx Area = 43.40 sq m / 467 sq ft

Total Area = 87.97 sq m / 947 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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