



7 Hall Close, Banbury  
Oxfordshire, OX16 1JA



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented three bedroom semi- detached house with a landscaped garden and garage and double driveway. The property is located on the edge of this sought after modern development and close to a wide range of amenities.**

#### The property

7 Hall Close, Banbury is a superb modern property which is pleasantly located on the edge of this highly regarded development on the northern outskirts of town. There are many amenities close by which include primary and secondary schooling, a range of shops and a public house. On the ground floor there is a hallway, a large sitting room with a window to the front and a kitchen/dining room double doors to the garden and an adjoining utility and cloakroom/WC. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a modern family bathroom. To the front of the property there is a small garden with a path to the front door and to the side there is a double driveway that gives access to the garage and rear garden. The rear garden has been landscaped with a paved seating area adjoining the house and a large lawn with flower and plant borders. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

Main door to the front, stairs to the first floor and a door to the sitting room.

#### Sitting Room

A spacious reception room with wood effect flooring, a useful storage cupboard, a window to the front and a door to the kitchen/dining room.

#### Kitchen/Dining Room

An open plan room with ample space for a table and chairs, wood effect flooring and double doors onto the rear garden. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over and an inset one and a half bowl sink and draining board and a four ring hob with extractor over. Integrated appliances include a dishwasher, fridge-freezer and an oven.

#### Utility Room

Fitted work surfaces, space for a washing machine, wall mounted boiler. Door to Cloakroom/WC.

#### Cloakroom

Low level WC and wash hand basin.

#### First Floor Landing

Hatch and ladder to boarded loft space, doors to all first floor accommodation.

#### Bedroom One

A double room with a window to the rear, a fitted double wardrobe and an en-suite shower room.

#### Bedroom Two

A double room with a window to the front.

#### Bedroom Three

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

#### Family Bathroom

Fitted modern suite comprising a panelled bath, a wash hand basin and a low level WC. Attractive tiling and window to the side.

#### Outside

To the front of the property there is a small garden with a path to the front door and to the side there is a double driveway that gives access to the garage and rear garden. The rear garden has been landscaped with a paved seating area adjoining the house and a large lawn with a raised flower and plant border.



### 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 via North Bar Street and turn left into the Warwick Road. Continue for approximately one and a half miles and at the traffic lights near the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then take the second right into George Parish Road. Turn left into Tony Humphries Road and continue into Bailey Road. Turn right into Hall Close and follow the road around to the left where the property will be seen on your left.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band E.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A Freehold property.

### Estate Charge

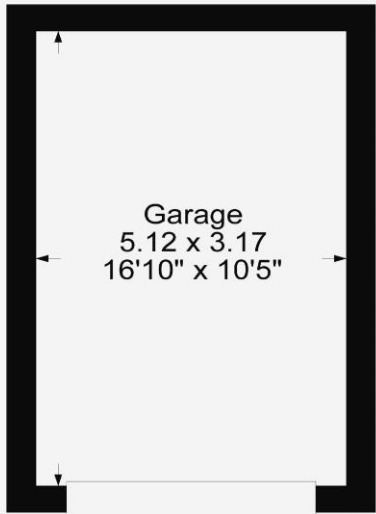
There is an estate charge of 77.79 paid twice yearly.

## Asking Price £329,950

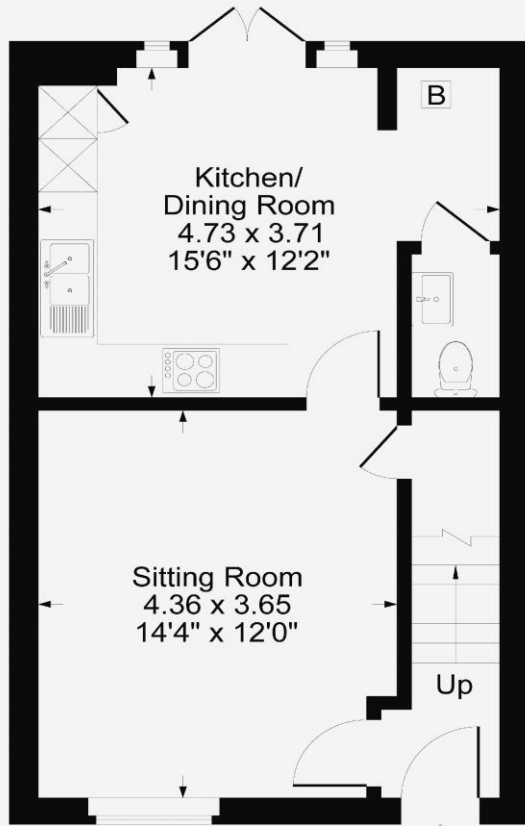




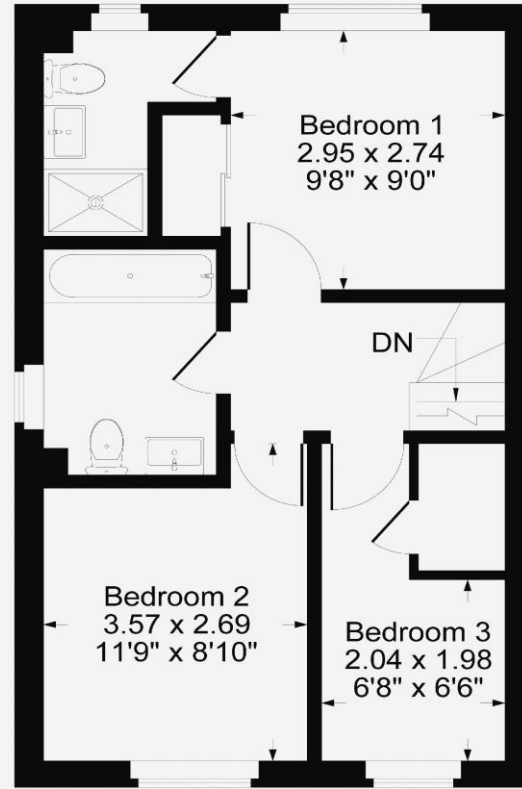
Approximate Gross Internal Area  
 Ground Floor = 38.71 sq m / 417 sq ft  
 First Floor = 38.71 sq m / 417 sq ft  
 Garage = 16.23 sq m / 175 sq ft  
 Total Area = 93.65 sq m / 1009 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor



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