



18 Morris Drive

Banbury, Oxfordshire, OX16 1DA



ROUND & JACKSON  
ESTATE AGENTS









**A recently renovated three bedroom semi-detached house with a large driveway, a single garage and landscaped rear garden. The property is located in a popular residential neighbourhood close to amenities.**

#### The property

18 Morris Drive, Banbury is a recently improved three bedroom semi detached house which is located within a popular residential area on the Northern side of Banbury and is within easy reach of local amenities including a variety of shops and primary and secondary schools. Recent improvements include, a reconfigured and newly fitted kitchen, a re-fitted bathroom, redecoration throughout, new flooring, a newly laid driveway and a landscaped garden. On the ground floor there is an entrance hallway, a sitting room and a kitchen/dining room with access to the rear garden. On the first floor there is a landing, two double bedrooms, a single bedroom and a family bathroom.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

Main entrance door to the front, stairs to the first floor and doors to the sitting room and kitchen/dining room.

#### Sitting Room

A beautifully presented room with a window to the front and ample space for lounge furniture.

#### Kitchen/Dining Room

Recently re-fitted with a range of modern wall cabinets and base units and drawers with work surfaces over. Single sink and drainer unit, induction hob with extractor hood over, integrated oven and microwave, space for a fridge-freezer and dishwasher, breakfast bar, space for table and chairs.

#### First Floor Landing

Hatch to loft space. Built in storage cupboard.

#### Bedroom One

A good sized double bedroom.

#### Bedroom Two

A double bedroom with built in single wardrobe.

#### Bedroom Three

A good sized single bedroom.

#### Bathroom

Recently re-fitted with a modern white suite comprising a shower bath, a low level W.C. and a wash basin with vanity unit. Attractive modern tiling, Heated towel rail.

#### Outside

To the front there is a large block paved driveway which has recently been installed. The rear garden is private and has recently been landscaped. There is a large lawn with well stocked flower and plant borders, and paved seating area adjoining the house.

#### Garage

A single garage is attached to the side of the house and is accessed via the driveway.





### 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.

### Directions

From Banbury town centre proceed on the Warwick Road. Turn right at the roundabout onto Ruscote Ave and then take the first left onto Sinclair Ave. Turn right onto Hillview Crescent and right again onto Nuffield Drive. Morris Drive is the second turning on the left, number 18 will be found on the right hand side.



### Services

All mains services connected. The boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

Asking Price - £322,500



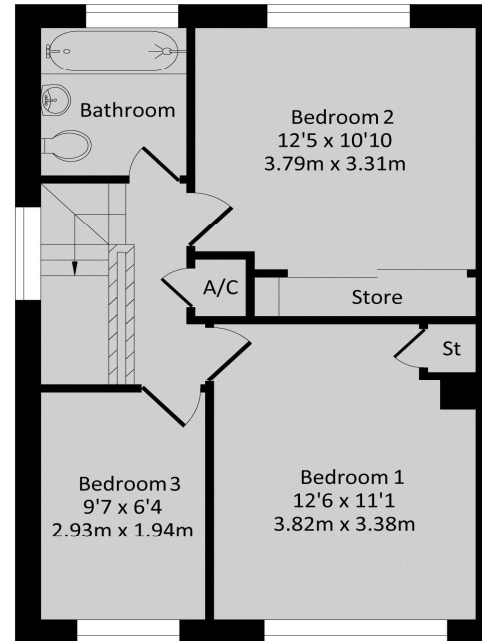
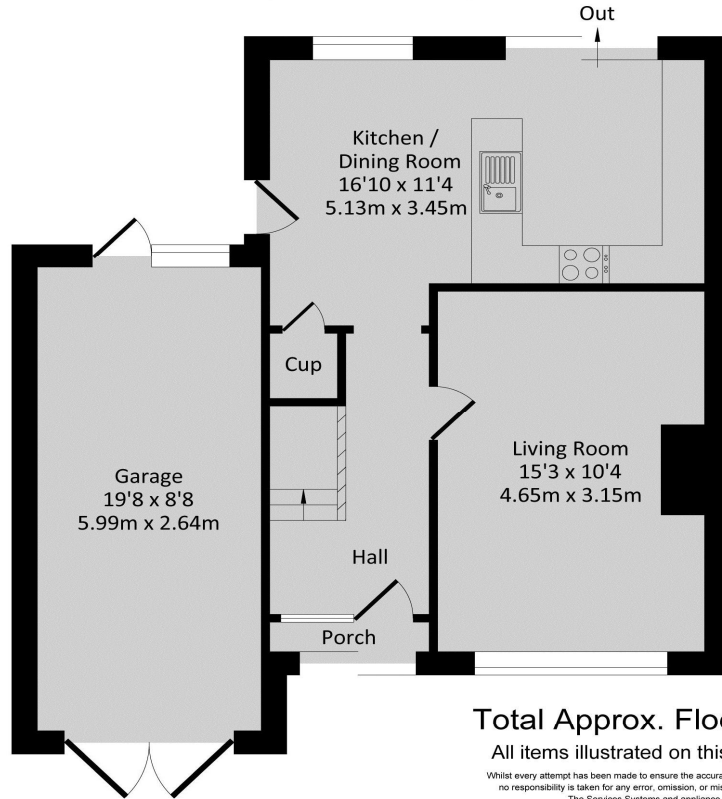




Ground Floor  
Approx. Floor  
Area 598 Sq.Ft.  
(55.60 Sq.M.)



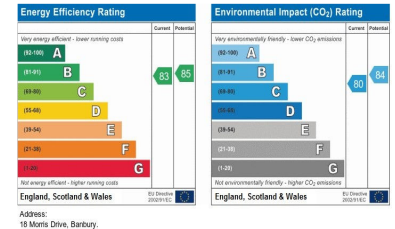
First Floor  
Approx. Floor  
Area 423 Sq.Ft.  
(39.30 Sq.M.)



Total Approx. Floor Area 1021 Sq.Ft. (94.90 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.



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