



5 Melbourne Close  
Banbury, Oxon, OX16 9UQ



ROUND & JACKSON  
ESTATE AGENTS









**An exceptional family home which has been updated and upgraded throughout featuring a large open plan kitchen, three bedrooms, a garage, a driveway, a garden which backs onto a playing field with a garden room/studio.**

#### The property

5 Melbourne Close is a superb semi detached house which has been re-fitted throughout and is offered in excellent decorative order. The accommodation comprises an entrance porch and hallway, a sitting room with a bay window, a spacious and stylish open plan kitchen/dining room, a separate utility room and a ground floor WC. On the first floor there are two double bedrooms, a third single bedroom, a family bathroom. Externally there is a single garage, an EV charging point, a well maintained rear garden which includes a garden office/studio and backs on to a playing field. We have provided a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

Enclosed porch with tiled flooring

#### Entrance Hallway

Stairs rising to the first floor and a door to the sitting room. Amtico oak vinyl flooring.

#### Sitting Room

A bright and spacious reception room with a bay window to the front, a feature fireplace and Amtico flooring throughout.

#### Kitchen/Diner

A stylish open plan kitchen which has been refitted with a range of shaker style wall units, base units and drawers with marble effect work surfaces over. There is a one and half bowl sink and drainer unit with tiled splash backs, a built in electric double oven and gas hob with extractor unit over and a built in dishwasher. A door to a useful understairs cupboard, two windows to the rear and continuation of the Amtico Flooring.

#### Utility room

Space for fridge/freezer, washing machine and tumble dryer. Continuation of the Amtico Flooring and doors leading to the garage, downstairs W.C. and rear garden.

#### Cloakroom

Fitted with a WC and wash basin with fitted vanity unit and fully tiled walls. Window to the rear.

#### First Floor Landing

Hatch to loft space which is boarded and fitted with a ladder, airing cupboard, doors to all first floor accommodation and a window to the side aspect.

#### Bedroom One

A large double bedroom with a window to the front and a large built in wardrobe.

#### Bedroom Two

A good sized double bedroom with a window to the rear which overlooks the park.

#### Bedroom Three

A single bedroom with a built in cupboard and a window to the front aspect.

#### Family Bathroom

Fitted with a smart modern suite comprising a "P" shaped bath with a rose head shower and shower riser attachment over, hand basin and WC set within a built in vanity cabinet, heated towel radiator, fully tiled walls, ceramic tiled floor and a window to the rear.



### Garage

A single garage with an up and over door leading onto the driveway and a personal door leading into the utility room. Light and power connected. Wall mounted gas fired boiler.

### Outside

To the rear of the property there is a south facing garden with a patio area adjoining the house and steps leading to the lawned area and garden office/studio. To the front of the property there is a block paved driveway which provides off road parking for three vehicles and gated access leading to the side and rear.

### Garden Office/Studio

A timber built cabin which is insulated with French Doors and windows. There is power and a TV aerial which makes this a useful space all year round.

### 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 Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the second left turn into Chatsworth Drive, then second left again into Woodhall Drive. Take the right hand turn at the top of the road in to Melbourne Close and the property is located on the left hand side.

### Services

All mains services connected. The boiler is located in the garage. EV charging point.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

**Asking Price: £375,000**

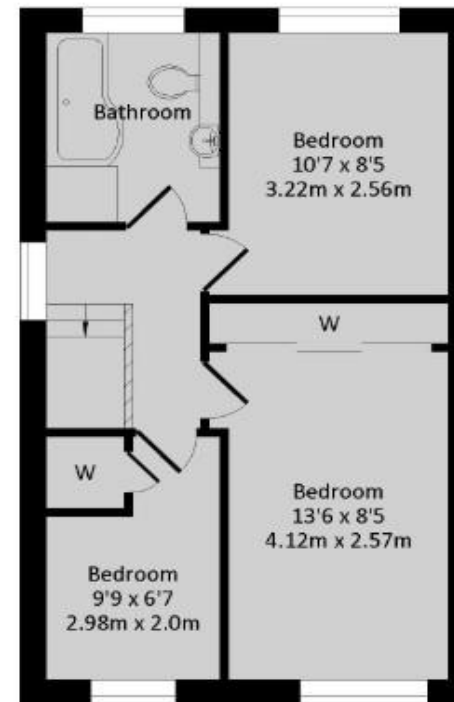
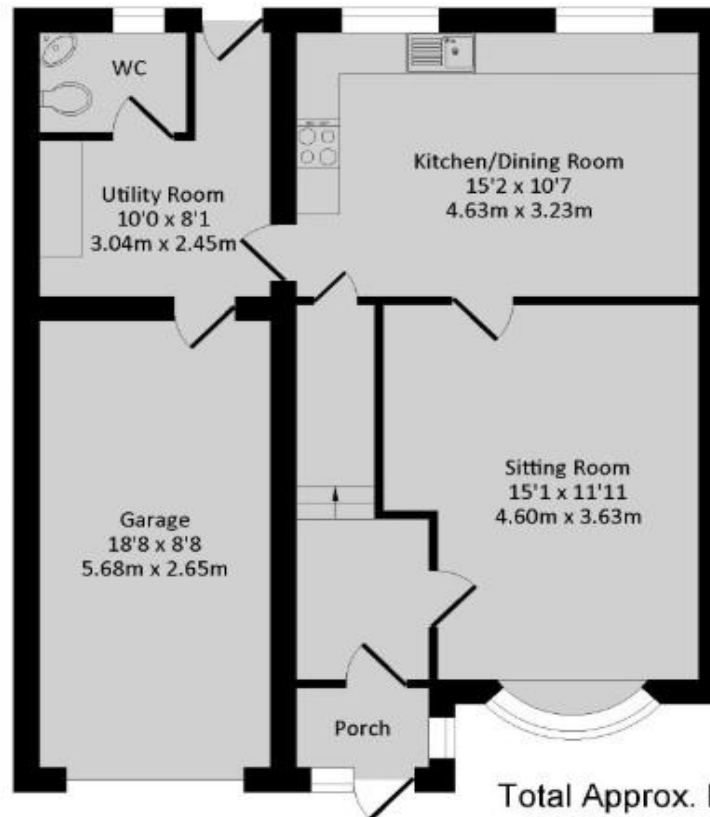
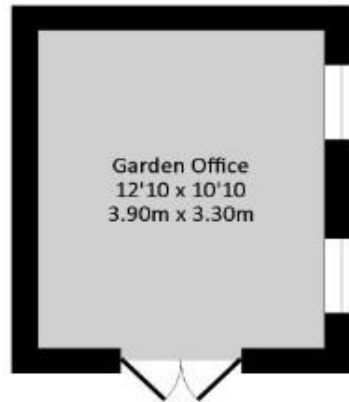




Outbuilding  
Approx. Floor  
Area 139 Sq.Ft.  
(12.90 Sq.M.)

Ground Floor  
Approx. Floor  
Area 705 Sq.Ft.  
(65.50 Sq.M.)

First Floor  
Approx. Floor  
Area 395 Sq.Ft.  
(36.70 Sq.M.)



**Total Approx. Floor Area 1239 Sq.Ft. (115.10 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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