



7 Millwright Close
Banbury, OX16 0RU



ROUND & JACKSON
ESTATE AGENTS





A very well presented and extended three bedroom semi detached modern home which has a private rear garden and is located within a small cul-de-sac close to the town centre.

The property

7 Millwright Close, Banbury is a very well presented, three bedroom semi detached modern home which has been extended to the rear and is located at the end of this very select cul-de-sac close to the town centre. The property has had part of the garage converted which has now made space for a very neat utility room and W.C. The property has a very private rear garden and off road parking to the front. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, a sitting room, a large open plan kitchen diner, a utility room and W.C. On the first floor there is a landing, three bedrooms and a family bathroom. Outside to the rear there is a good size and very private lawned garden with patio and decked areas with pretty sleeper edged raised borders. To the front of the property there is a wider than average driveway and access into the former garage which still provides a good amount of storage space. 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 a door leading into the sitting room. Good quality oak effect flooring throughout.

Sitting Room

A nice size sitting room with an archway leading into the kitchen diner and a window to the front aspect. The oak effect flooring from the hallway continues throughout and there is a feature panelled wall.

Kitchen/Diner

A superb open plan entertaining space which forms part of a rear extension which was added some years ago. The kitchen is well fitted with white shaker style cabinets with wooden worktops over and there are attractive tiled splash backs fitted. There are a range of integrated appliances including an electric oven with microwave, a four ring gas hob and extractor hood, a slimline dishwasher and fridge/freezer. There is an inset ceramic sink with drainer and there is attractive tiled flooring throughout. The dining area has two velux windows and there are bi-fold doors leading into the garden. The extension part has electric underfloor heating and this continues into the utility room and W.C.



Utility Room and W.C

Forming part of the part garage conversion where there is space and plumbing for a washing machine and space for a tumble dryer. The tiled flooring from the kitchen continues and there is electric underfloor heating fitted. From here there is a door leading into the former garage and there is also a door leading into a modern W.C which is fitted with a white suite comprising a toilet and wash basin and there is a window to the side aspect. and tiled flooring throughout with electric underfloor heating.

Former Garage/Store

Still a good size storage space with an up-and-over door leading onto the driveway and loft hatch providing access to a boarded storage space. The room also has a radiator fitted and you may still be able to park a small vehicle within the garage.

First Floor Landing

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

Bedroom One

Bedroom one is a good size double bedroom with a window to the front aspect.



Bedroom Two

Bedroom two is a double bedroom with a window to the rear aspect.

Bedroom Three

Bedroom three is a single bedroom with a window to the front aspect and there is a built-in wardrobe along with a feature panelled wall.

Family Bathroom

Fitted with a modern white suite comprising a P shaped panelled bath with a shower over, a toilet and a wash basin. There is floor to ceiling modern tiling and a heated towel rail and there is a window to the rear aspect. The bathroom also has electric underfloor heating fitted.

Outside

To the rear there is a good size and very private lawned garden with a patio area adjoining the house and there is a further decked area to one side. The garden has sleeper edged raised borders with established planting within. There is an outside tap fitted and there is a useful storage shed adjoining the property. To the side of the property there is a wider than average driveway where there is space for bin storage and space for a shed and to the front of the property there is a gravelled area with a pretty, sleeper edged raised 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 Horsefair and North Bar then turn left into the Warwick Road. Continue until the petrol station and turn left in Belgrave Crescent. Continue straight ahead and Millwright Close will be found on your left just before the mini roundabout. Number 7 will be found on the left hand side towards the end of the cul-de-sac.

Services

All mains services connected. The gas fired boiler is located in the loft.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A Freehold property.

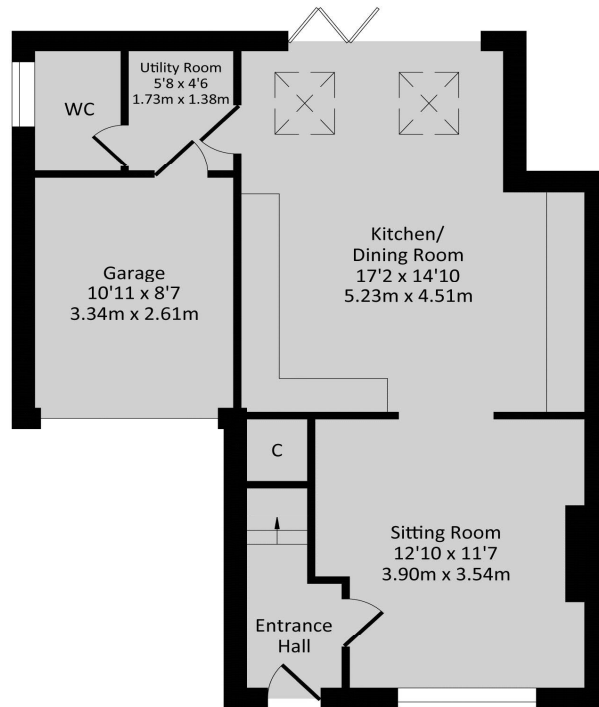
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

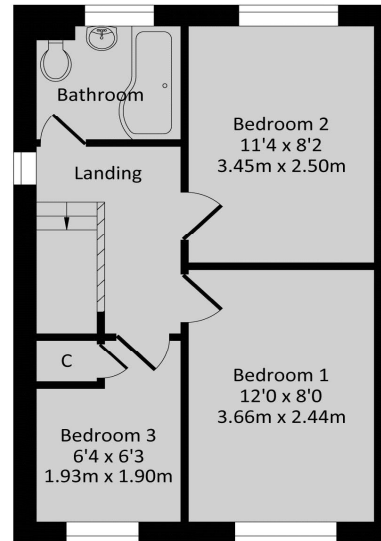
Asking Price: £325,000



Ground Floor
Approx. Floor
Area 563 Sq.Ft.
(52.30 Sq.M.)



First Floor
Approx. Floor
Area 343 Sq.Ft.
(31.80 Sq.M.)



Total Approx. Floor Area 906 Sq.Ft. (84.20 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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