



9 Morgan Close
Banbury, OX16 1DX



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom detached family home with a garage, private rear garden and a quiet cul-de-sac location on the northern side of Banbury. Conveniently situated close to local amenities, well-regarded schools and excellent transport links.

The property

9 Morgan Close, Banbury is a well-presented three-bedroom detached family home with a garage, private rear garden and a quiet cul-de-sac location on the northern side of Banbury. Conveniently situated close to local amenities, well-regarded schools and excellent transport links. The accommodation comprises an entrance porch leading into a welcoming hallway, a spacious sitting room, a ground floor WC and a semi-open plan kitchen/dining room, providing an ideal space for everyday family living and entertaining. To the rear of the property is a bright and versatile garden room overlooking the rear garden, offering an additional reception space that can be enjoyed throughout the year. On the first floor there are three generous double bedrooms and a well-appointed family bathroom. Outside, the property enjoys a very private rear garden, whilst to the front there is driveway parking for several vehicles leading to the single garage. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Porch

A useful addition to the property providing an excellent storage area for coats and shoes. There is a window to the front aspect and a door leading into the main hallway.

Entrance Hallway

A spacious and welcoming hallway with laminate flooring, stairs rising to the first floor and doors leading to all the ground floor rooms. There is a useful understairs storage cupboard and a window to the front aspect.

Ground Floor W.C

Fitted with a white suite comprising a toilet and wash hand basin. There are tiled splash backs and a window to the side aspect.

Sitting Room

A spacious sitting room with a large window overlooking the rear garden, allowing plenty of natural light. An attractive inset log-burning stove creates an excellent focal point, whilst bi-folding doors open into the dining room.



Kitchen

Fitted with a range of modern slab-fronted cabinets with wooden worktops and tiled splash backs. There is an inset sink and drainer, integrated oven and microwave, four-ring induction hob with extractor hood above, space and plumbing for a washing machine and space for a fridge-freezer. The kitchen also houses the gas-fired boiler and benefits from laminate flooring, windows to the front and side aspects and a door leading into the dining room.

Dining Room

A good-sized dining room with sliding doors opening into the garden room and bi-folding doors connecting to the sitting room. This space offers excellent potential to create a more open-plan kitchen/dining arrangement, subject to the necessary building regulations approval.

Garden Room/Conservatory

A bright and versatile additional reception room with wood-effect flooring, an insulated shingle roof and a door leading directly into the rear garden. There is also internal access to the garage.

Garage

A good-sized single garage with an electric roller door to the driveway, power and lighting connected and useful storage space within the roof void.



First Floor Landing

With doors leading to all first floor rooms and a window to the front aspect. There is also a useful storage cupboard housing the hot water tank with fitted shelving.

Bedroom One

A spacious double bedroom with a window overlooking the rear garden and fitted wardrobes with matching drawers.

Bedroom Two

A generous double bedroom with a window to the rear aspect. A loft hatch provides access to the roof space, which is partially boarded and benefits from a fitted ladder and lighting.

Bedroom Three

A double bedroom with a window to the side aspect and a built-in wardrobe.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash hand basin with vanity storage beneath. There is a Triton electric shower over the bath, tiled splash backs, vinyl flooring, a heated towel rail and a window to the front aspect.

Outside

To the rear, the property enjoys a very private garden with composite decking adjoining the house, leading onto an attractive paved seating area surrounded by established shrubs and bushes. A further paved area with decorative slate borders provides additional outdoor space together with room for a garden shed and gated side access to the front of the property. This area is also ideal for wheelie bin storage. To the front, there is a driveway providing off-road parking for two vehicles, together with a gravelled area offering the potential for additional parking if required. The front garden is attractively landscaped with established shrubs and planting, and there is also an outside tap.

Solar Panels & EV Charging

The property benefits from solar panels, which provide a small income for the current owners (further details available on request). There is also a 7kW Zappi EV charging point, ideal for charging an electric vehicle at home.

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 Northerly direction along Horsefair (A361). At the crossroads, turn left on the Warwick Road (B4100). Continue for approximately half a mile and turn right at the second roundabout onto Ruscote Ave. Take the first left onto Sinclair Avenue and at the end of the road turn left onto Austin Drive. At the T junction, turn left onto Riley Drive and Morgan Close will be found after a short distance on your right. Number 9 will be found on your right-hand-side.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

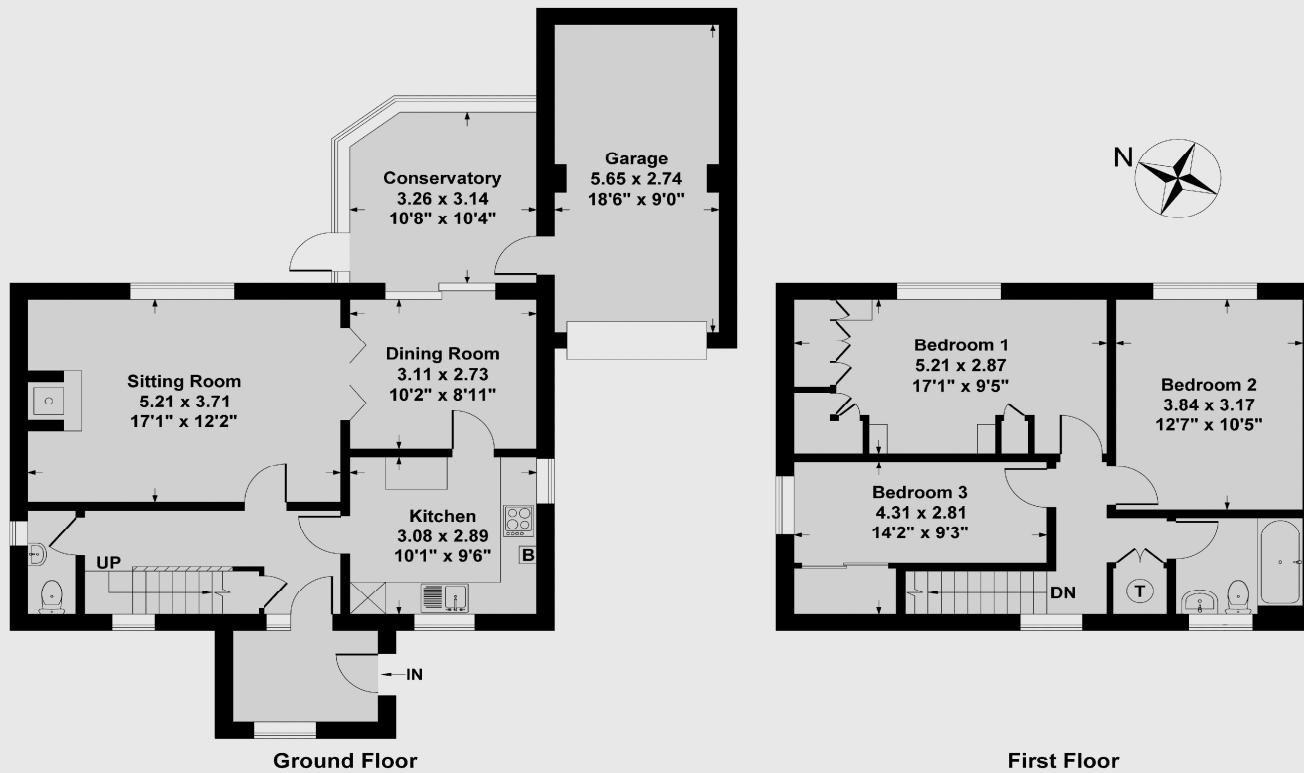
Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property.

Asking Price: £360,000





Ground Floor Approx Area = 59.30 sq m / 638 sq ft
First Floor Approx Area = 48.87 sq m / 526 sq ft
Garage Approx Area = 15.48 sq m / 167 sq ft
Total Area = 123.65 sq m / 1331 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	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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