



7 Appleby Close
Banbury



ROUND & JACKSON
ESTATE AGENTS

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7 Appleby Close

Banbury, OX16 0UY

£250,000

A spacious three bedroom family home with a good size rear garden located on the western side of town close to a wide range of amenities and schooling.

The Property

7 Appleby Close, Banbury is a three bedroom family home located towards the edge of the development and within walking distance of primary and secondary schooling. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, W.C, sitting/dining room and a kitchen. On the first floor there are two very large double bedrooms, a single bedroom and a family bathroom. Outside to the rear there is a lawned garden with a concrete seating area and a gated access at the foot of the garden. To the front there is a small lawned area and a pathway to the front door. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

Entrance Porch

A useful porch ideal for shoe and coat storage with a door leading into the hallway.

Entrance Hallway

A spacious hallway, stairs rising to the first floor with ample storage beneath the stairs. There is a large built-in storage cupboard and doors leading into all other ground floor rooms.

W.C

Fitted with a white suite comprising of a toilet and wash basin with tiled splash backs, wood effect flooring and there is a window to the front aspect.

Sitting/Dining Room

A spacious, open plan room with a window to the front aspect and a sliding door into the garden. There is an inset fire with a brick surround and wood effect flooring throughout. Cupboard housing the gas fired, warm air heating boiler which has been replaced in recent years.

Kitchen

Fitted with a range of oak colored cabinets with worktops over and tiled splash backs. There is wood effect flooring, a window to the rear aspect and a door into the garden. There is an integrated electric oven, a four ring gas hob and extractor hood. There is space and plumbing for a washing machine and an inset sink and drainer.

First Floor Landing

There is a wall mounted gas heater, doors to all rooms, a loft hatch to the roof space and a built-in cupboard with shelving, housing the hot water tank.

Bedroom One

A very large double bedroom with a full height window to the front aspect and it offers plenty of space for furniture.

Bedroom Two

A very large double bedroom with a window to the rear aspect.



Bedroom Three

A good size single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin with white tiled splash backs, vinyl flooring and a window to the front aspect.

Outside

A good size lawned garden with a concrete patio area and a central pathway leading to a wooden shed. Further concrete hard standing area and gated access at the foot of the garden.

Directions

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn in into Bretch Hill, then take the third right into Appleby Close. Number 7 can be found at the end of the terrace immediately on your left hand side.

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.

Services

All mains services connected. The gas fired, warm air heating system is located in a cupboard in the sitting room.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

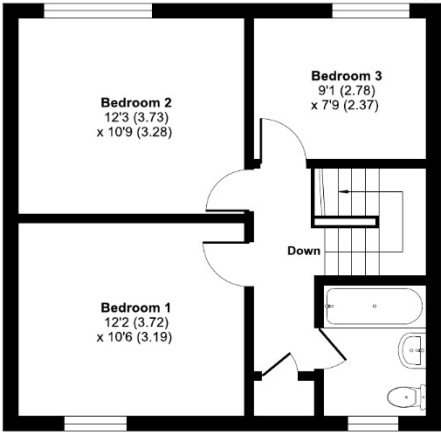
Tenure

A Freehold property.

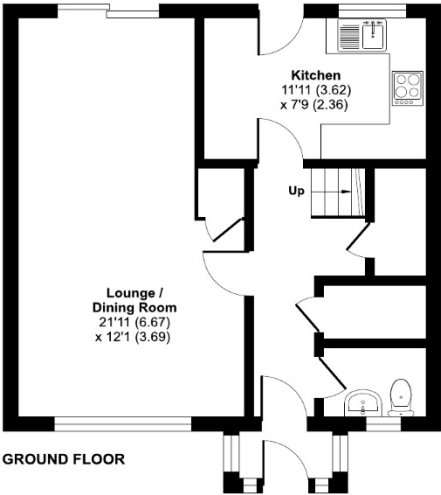


Appleby Close, Banbury, OX16

Approximate Area = 971 sq ft / 90.2 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Round & Jackson Estate Agents. REF: 1348339



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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