



16 Melbourne Close  
Banbury, Oxfordshire, OX16 9UQ



ROUND & JACKSON  
ESTATE AGENTS





**A well-presented three-bedroom semi-detached home on the popular Cherwell Heights development, set within a quiet cul-de-sac. Featuring a garage and a good-sized rear garden, the property is ideally located close to local schools and amenities.**

#### The property

16 Melbourne Close is a very well-presented three-bedroom semi-detached family home and is ideally situated on the popular Cherwell Heights development, occupying a pleasant position within a quiet cul-de-sac. The property is conveniently located close to local shops, schools and everyday amenities. The accommodation is arranged over two floors. On the ground floor there is an entrance porch leading into a welcoming hallway, a comfortable sitting room, and a modern kitchen/diner providing a great space for everyday living and entertaining. The conservatory to the rear offers additional reception space with views over the garden. To the first floor, a central landing provides access to three well-proportioned bedrooms and a family shower room. Externally, the property enjoys a generous rear garden featuring a large patio area adjoining the house, ideal for outdoor dining, which leads onto a neatly maintained lawn. To the front, there is a driveway providing off-street parking for up to three vehicles and a single garage. A floor plan has been prepared to show the room sizes and overall layout, with some of the key features highlighted within.

#### Entrance Porch

A useful addition with tiled flooring and a doorway leading into the hallway.

#### Entrance Hallway

A good-sized hallway with tiled flooring, stairs rising to the first floor, and a door leading into the sitting room.

#### Sitting Room

A bright and airy room featuring a central fireplace with an inset coal effect gas fire. Continuation of the tiled flooring, a window to the front aspect and a door leading through to the kitchen/diner.

#### Kitchen/Diner

A bright and spacious open-plan room with ample space for a table and chairs. The kitchen is fitted with a range of white gloss units and marble worktops, incorporating an inset sink and drainer, electric oven, four-ring gas hob with extractor hood, integrated microwave, washing machine and fridge. There is also a breakfast bar with seating beneath, understairs storage cupboards, and a continuation of the tiled flooring throughout. Glazed double doors lead into the conservatory, along with a further glazed door providing access to the rear garden.



#### Conservatory

A lovely addition with tiled flooring and fitted blinds, featuring a radiator connected to the main heating system and French doors opening onto the rear garden.

#### First Floor Landing

Doors leading to all bedrooms, a cupboard housing the hot water tank with shelving and a window to the side aspect. A loft hatch providing access to the roof space, which is boarded and fitted with lighting.

#### Bedroom One

A good-sized double bedroom with fitted wardrobes and drawers. A window to the front aspect.

#### Bedroom Two

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

#### Bedroom Three

A single bedroom with a window to the front aspect.

#### Shower Room

Fitted with a white suite comprising a large walk-in shower cubicle, WC and a wash hand basin with vanity storage beneath. Attractive tiled splashbacks, tiled flooring, a heated towel rail, and a window to the rear aspect.



#### Garage

A single garage with power and lighting connected, an up and over door to the front and a personal door to the rear. Wall mounted gas fired Glow Worm boiler.

#### Outside

To the front of the property, there is a concrete driveway with gravelled borders which offers off-street parking for up to three vehicles, along with gated side access. To the rear, there is a large paved patio adjoining the house, leading onto a lawned garden with established sleeper-edged planted borders. A wooden shed with power connected, outside tap, and gated access to the front.

#### 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 then bear right where the property will be found on your left hand side.



#### Services

All mains services connected. The Glow Worm gas fired boiler is located in the garage.

#### Local Authority

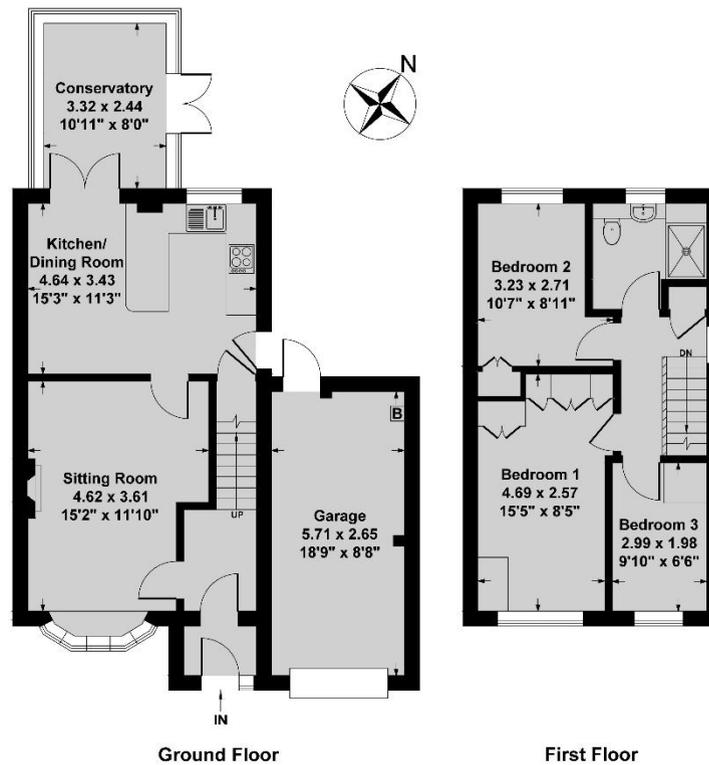
Cherwell District Council. Tax band C.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price: £345,000**





**Ground Floor Approx Area = 48.91 sq m / 527 sq ft**  
**First Floor Approx Area = 37.39 sq m / 402 sq ft**  
**Garage Approx Area = 15.13 sq m / 163 sq ft**  
**Total Area = 101.43 sq m / 1092 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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