



Connells

Marston Close
Banbury



Property Description

An attractive and well-presented two-bedroom end-of-terrace home situated on the highly regarded Hanwell View development, offering spacious accommodation, a larger-than-average rear garden and driveway parking. This superb property is ideally suited to first-time buyers, downsizers or investors seeking a home that is ready to move straight into.

The accommodation is arranged over two floors and begins with a welcoming entrance hall providing access to the principal ground floor rooms and staircase rising to the first floor.

The modern fitted kitchen overlooks the front aspect and is equipped with a range of contemporary wall and base units complemented by work surfaces and integrated appliances, including a fridge freezer, electric oven, gas hob and extractor hood.

A convenient ground floor cloakroom is fitted with a WC and wash hand basin.

To the rear of the property is a bright and spacious lounge/dining room, extending to over 18ft in length and providing ample space for both living and dining furniture. A useful understairs storage cupboard adds practicality, while patio doors open directly onto the rear garden, creating an excellent space for everyday living and entertaining.

First Floor

The first floor offers two well-proportioned double bedrooms. Bedroom one enjoys a front aspect and benefits from built-in storage above the stairwell, whilst bedroom two overlooks the rear garden. The family bathroom is fitted with a modern suite comprising a bath, separate shower, WC and wash hand basin.

Outside

Outside, one of the property's standout features is the larger-than-average rear garden, which is predominantly laid to lawn and offers an excellent space for families, entertaining guests or simply relaxing outdoors. To the front of the property is a private driveway providing off-road parking.

Information

The property is offered Freehold and is subject to an annual estate management charge of approximately £191 per annum.

Local Area Information

Marston Close is located within the popular Hanwell View development on the northern edge of Banbury, a highly regarded residential area favoured by families, professionals and first-time buyers.

The property is within easy walking distance of Hanwell Fields Community School and nearby green spaces, children's play areas and everyday amenities. A local convenience store and additional services are close at hand, making day-to-day living particularly convenient.

Banbury town centre is approximately two miles away and offers an extensive range of shopping, leisure and dining facilities, including Castle Quay Shopping Centre, supermarkets, restaurants, cafés and a cinema.

For commuters, Banbury railway station provides regular services to London Marylebone, Oxford and Birmingham, while Junction 11 of the M40 is easily accessible, offering excellent road links to London, Birmingham and the wider motorway network.

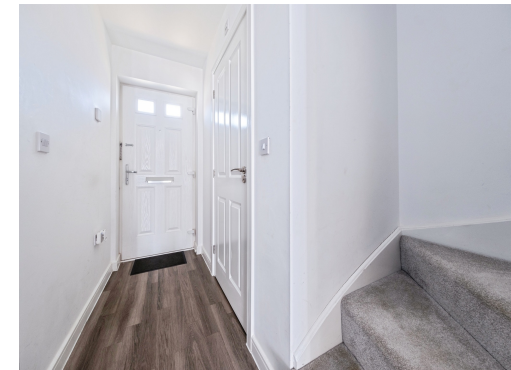
The surrounding Oxfordshire countryside provides a wealth of walking and cycling routes, with the picturesque villages of Hanwell and Broughton nearby, offering the perfect balance between town and country living.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

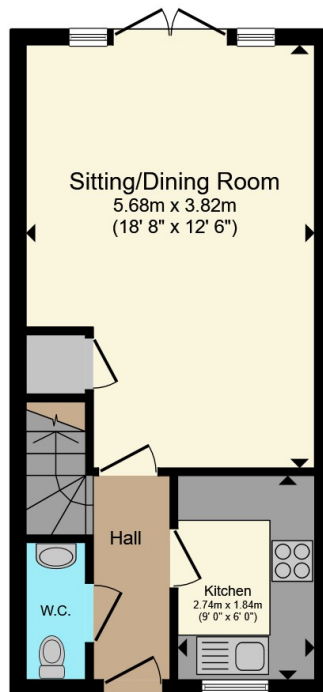
An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even

if the property purchase does not go ahead.

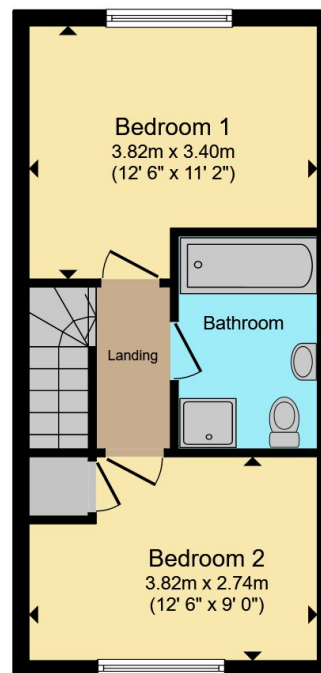








Ground Floor



First Floor

Total floor area 65.9 m² (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310059



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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