



11 Morris Drive
Banbury, Oxon, OX16 1DD



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three-bedroom, semi-detached house with a single garage and driveway. The property is located in a popular residential neighbourhood which is close to schooling and amenities.

The Property

11 Morris Drive, Banbury is a very well presented and spacious three-bedroom, semi-detached house which is located within a popular residential area on the Northern side of town and is within easy reach of local amenities including a variety of shops and schooling. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, kitchen and dining room which is semi-open plan to the sitting room. On the first floor there is a central landing, two double bedrooms, a single bedroom and a modern family bathroom. Outside of the property to the front, there is a small lawned garden area and a tandem driveway which provides off road parking for two vehicles in front of the single garage. To the rear of the property there is a south facing garden which is predominantly laid to lawn with a patio seating area adjoining the house, a decked seating area and established plants, shrubs and trees.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with doors to all ground floor accommodation and stairs rising to the first floor.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over, tiled splash backs and an inset one and a half bowl sink and draining board. There is an integrated double oven with a four ring gas hob above and extractor over, space and plumbing for a free standing washing machine, dishwasher and American style fridge/freezer. There is a window to the front aspect and tiled flooring.

Dining Room

With ample space for furniture, a window to the side aspect, a useful understairs storage cupboard and an opening into the;

Sitting Room

A spacious and bright reception room with a central gas fire place and a window and double doors leading to the rear garden.

First Floor Landing

A central landing with doors to all first floor accommodation and a hatch to the loft space.

Bedroom One

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

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A good sized single bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, W.C., wash hand basin and a separate shower cubicle. There are tiled splash backs and a window to the front aspect.

Garage & Parking

A single garage with an up and over door to the front and a personal door to the rear. Power and light connected. There is a tandem driveway in front which provides off road parking for two vehicles.



Outside

To the front of the property there is a lawned garden area and paved pathway leading to the front door, adjacent to the driveway. To the rear, there is a pleasant south facing garden and is predominantly laid to lawn along with a patio seating area adjoining the house, a decked seating area with pleasant shrubs, trees and plants.

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 town centre proceed on the Warwick Road. Turn right at the roundabout onto Ruscote Ave and then take the first left onto Sinclair Ave. Turn right onto Hillview Crescent and right again onto Nuffield Drive. Morris Drive is the second turning on the left, number 11 will be found on the left hand side.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

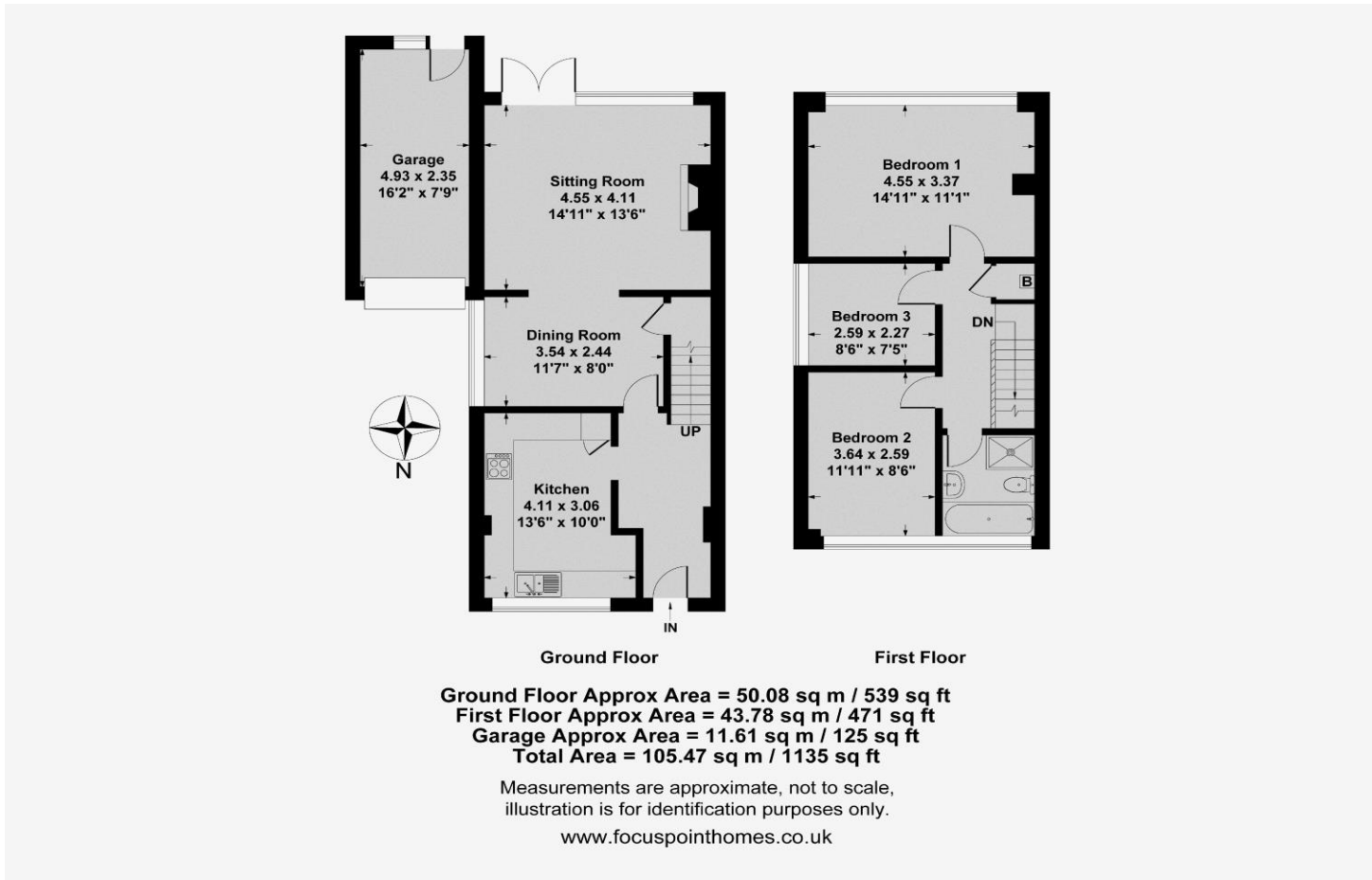
Strictly by prior arrangement with Round & Jackson

Tenure

A Freehold property

Asking Price: **£330,000**





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