



Manor Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



2 Manor Close

Middleton Cheney, Oxon, OX17 2TA

£285,000

A spacious and well presented three bedroom semi-detached family home located within a quiet cul-de-sac within this well served village. Available for sale with no onward chain.

The Property

2 Manor Close, Middleton Cheney is a spacious, three bedroom, semi-detached house which is pleasantly located within this well served and popular village close to a wide range of amenities. It is offered with no onward chain to aid a smooth completion. The property has accommodation which is arranged over two floors and at the ground floor level there is a small entrance hallway, sitting room, kitchen, cloakroom/W.C., utility room and conservatory which backs onto the rear garden. On the first floor there are three bedrooms and a family bathroom. To the front of the property there is a small garden area and a driveway to provide off road parking in front of the single garage. To the rear there is an enclosed and private garden.

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

Entrance Hallway

Door leading to;

Sitting Room

A large reception room with wood effect flooring, a central fireplace, bay window to the front aspect, stairs rising to the first floor and door to the kitchen.

Kitchen

Fitted with a range of modern eye level cabinets, base units with drawers, practical work surfaces over and attractive white tiled splashbacks. There is space and plumbing for a dishwasher, undercounter fridge, integrated single oven with a four ring gas hob above and extractor hood over. There is an inset sink and draining board and a window looking into the conservatory. There is a door leading to the inner hallway.

Inner Hallway

Doors to the conservatory, cloakroom and utility room.

Conservatory

A pleasant addition to the property with tiled flooring and double doors leading into the garden.

Cloakroom/W.C.

Fitted with a W.C. and wash hand basin with a window to the rear aspect.

Utility Room/Pantry

A useful area with space and plumbing for a washing machine and tumble dryer.

First Floor Landing

Doors to all first floor accommodation, hatch to loft space and airing cupboard which houses the hot water cylinder.

Master Bedroom

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

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A single bedroom with a window to the rear aspect and a useful built in storage cupboard.

Family Bathroom

Fitted with a modern white suite comprising a P shaped paneled bath with mixer shower over, wash hand basin and W.C. There is a window to the rear aspect and tiled splashbacks.

Garage

A single garage with an up and over door to the front with power and light connected.

Outside

To the rear of the property there is a small garden which is predominantly laid to lawn with established shrub and plant borders. To the front of the property there is a driveway which provides off road car parking in front of the single garage. There is a pleasant garden gravelled area with further established shrubs and a paved path leading to the front door.

Directions

From Banbury proceed in an easterly direction toward Brackley (A422). From the motorway junction continue along Blacklocks Hill to the roundabout. Take the third exit and continue until the end of the village bypass where you will turn left back in towards the village. Take the next left hand turn into Washle Drive and continue for a short distance before taking the first turn in on the right into Manor Close. The property will be found as soon as you turn into the cul-de-sac in front of you.

Situation

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include a chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Junction 11, and a mainline railway station provides a service to London Marylebone.

Services

All mains services connected.

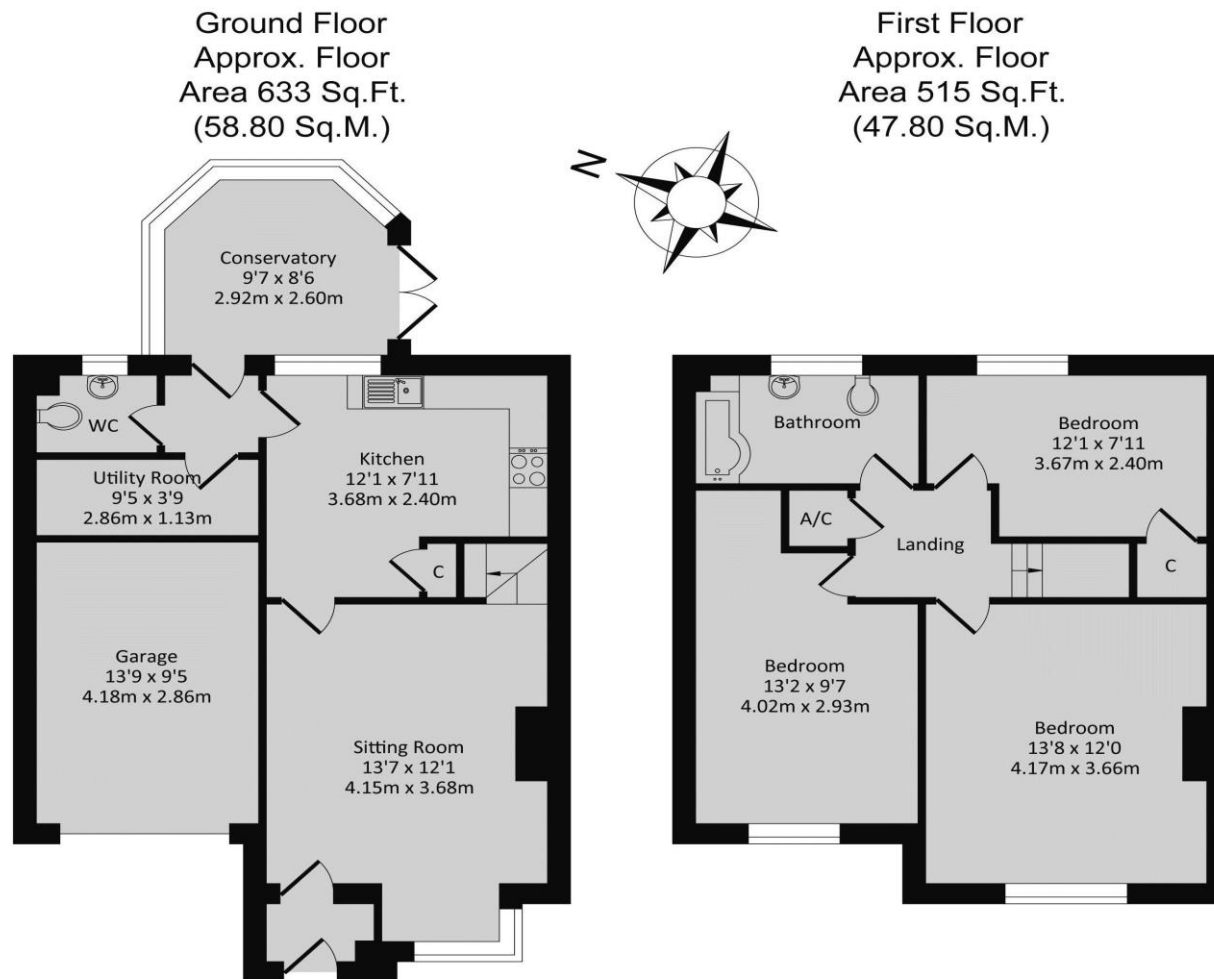
Local Authority

South Northants Council. Tax band C.

Viewing arrangements

By prior arrangement with Round & Jackson.





Total Approx. Floor Area 1148 Sq.Ft. (106.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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