



4 Sinclair Avenue, Banbury, Oxon OX16 1DW  
£249,950

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings







*Bay window semi-detached house  
complemented by a generous size garden.  
Offered with no onward chain.*

**Entrance hall | Living room with bay window |  
Kitchen/breakfast room | Rear lean-to/conservatory | Three  
bedrooms | Bathroom | Garden to front and rear | Driveway  
| Double glazing | Gas central heating**

Located within comfortable walking distance of an array of amenities including arcade of shops, schools and bus routes a three bedroom semi-detached house providing well proportioned accommodation throughout.

#### Ground Floor

**Porch.**  
Front door.

**Entrance hall:** Stairs rising off to first floor. Door through to living room.

**Living room:** Walk-in bay window to front aspect. Feature fireplace with inset living flame electric fire. Wood flooring. Door through to;

**Kitchen/breakfast room:** Stainless steel inset sink unit and drainer. Comprehensive range of ivory fronted wall and base units. Tiling to splashback areas. Tiled flooring. Useful understairs storage cupboard housing gas boiler for domestic hot water and central heating. Double glazed window to rear. Walkway through to;

**Lean to/conservatory:** UPVC construction with polycarbonate roof. Door giving access to garden.

#### First Floor

**Landing:** Window to side. Access to loft.

**Bedroom one:** Double bedroom to front aspect with bay window.

**Bedroom two:** Double bedroom to rear aspect overlooking garden.

**Bedroom three:** Single bedroom to front aspect.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. All walls are fully tiled. Window to rear. Heated towel rail.

#### Outside

**Rear garden:** Laid to lawn with large decking area. Fencing to boundaries. Flowers, shrubs and bushes. Access front to back via wooden gate. Outside store. The garden measures approximately 55 ft in length.

**Front:** Small front garden.

**Driveway** providing off road parking for one vehicle.



**Services:** All  
**Council Tax Banding:** B  
**Authority:** Cherwell District Council

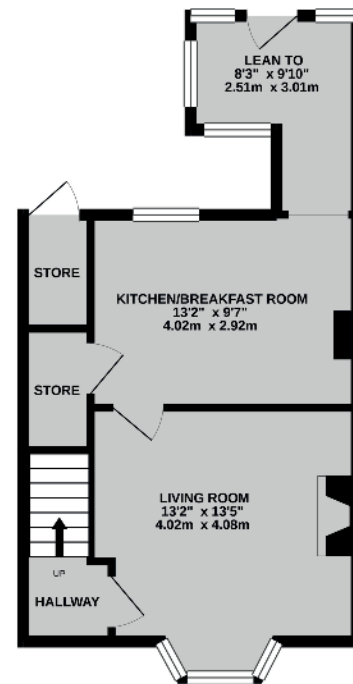
**Directions:** From Banbury Cross proceed north to the main traffic lights at the crossroads and turn left into the B4100 Warwick Road. Continue on this road and at the second roundabout turn right into Ruscombe Avenue and first left into Sinclair Avenue.



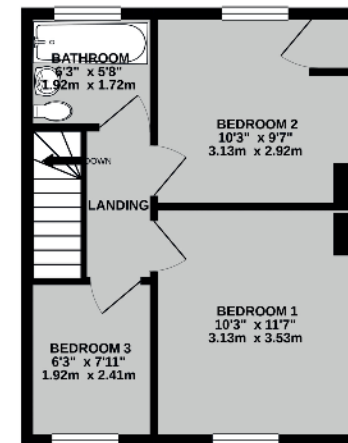




GROUND FLOOR  
 413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
 346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained herein are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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