



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.

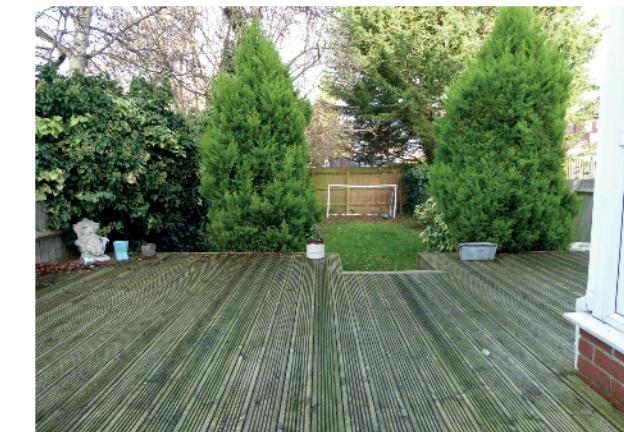
Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. All walls are fully tiled. Window to rear. Heated towel rail.

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.

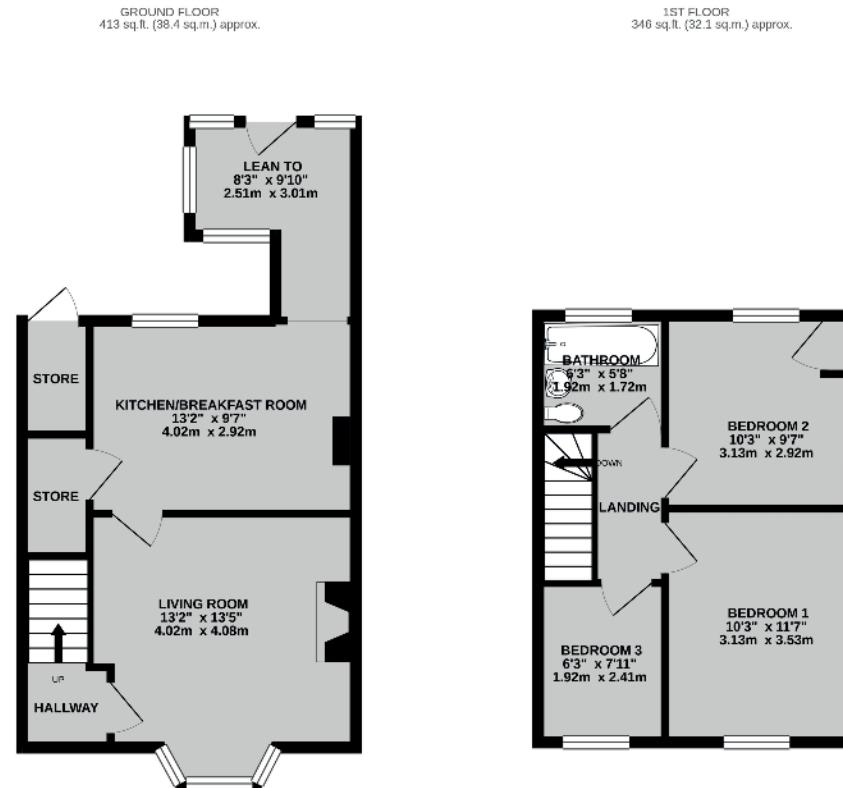


Services: All
Council Tax Banding: B
Authority: Cherwell District Council

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 Ruscote Avenue and first left into Sinclair Avenue.







TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements are taken from the best available information and are subject to change. No responsibility is accepted for any errors, omissions or inaccuracies. This plan is for illustrative purposes 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 hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: **01295 221100**

e: post@stanbra-powell.co.uk



stanbra-powell.co.uk

