



161 Sinclair Avenue, Banbury, Oxon OX16 1BJ
£410,000 Freehold

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





An enlarged detached property complemented by a generous size rear garden, offered with no onward chain

**Entrance porch | Spacious entrance hall | Living room
| Separate dining room | Further sitting room | Newly
installed kitchen | Side lobby | Ground floor cloakroom/WC
| Three first floor generous size bedrooms | Bathroom
| Gardens to front and rear | Garage | Driveway**

Located within a sought after area of Banbury within close proximity of many amenities including primary and secondary schools, local shops and bus route, a three bedroom detached house offering excellent size accommodation throughout.

Ground Floor

Entrance porch: Tiled floor.

Entrance hall: Generous size with stairs rising to first floor. Understairs storage cupboard. Door through to living room.

Living room: Feature stone fireplace with open hearth. Window to front aspect. Walkway through to **dining room** with access to the kitchen. Walkway through to further sitting room.

Further sitting room: Double glazed doors giving access to the garden.

Kitchen: Newly installed, comprising of stainless steel bowl and a half inset sink unit and drainer and comprehensive range of contemporary Shaker style wall and base units. Tiling to splashback areas. Complementary work surfaces. Integrated slim-line dishwasher. 4 ring stainless steel gas hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Newly installed wall mounted Glow worm gas boiler for domestic hot water and central heating. Useful understairs storage cupboard. Door to side lobby. Door to garden. Door to cloakroom.

Cloakroom/WC: High flush WC.

From the lobby door to single garage.

Single garage: Double doors to front. Light and power connected.

First Floor

Landing: Access to loft via pull down ladder, light connected, insulated and partly boarded.

Master bedroom: Generous double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Generous double bedroom to rear aspect. Fitted wardrobes.

Bedroom three: Generous single bedroom to front aspect.

Bathroom: White suite comprising of panel bath with mixer tap shower over, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Airing cupboard.

Agents Note

Windows are double glazed.

Gas radiator heating.

The property enjoys a generous size plot allowing scope for further extensions (subject to necessary planning permissions).

Outside

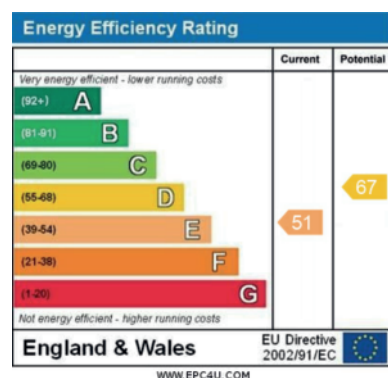
Rear garden: Enclosed by fencing. Predominantly laid to lawn. Patio area. Shrubs, trees and bushes. Access front to back via wooden gate. The garden measures approximately 100 ft in length.

Front: Enclosed by stone walling and hedgerow. Laid to lawn. Shrubs and bushes. **Driveway** for one/two vehicles.

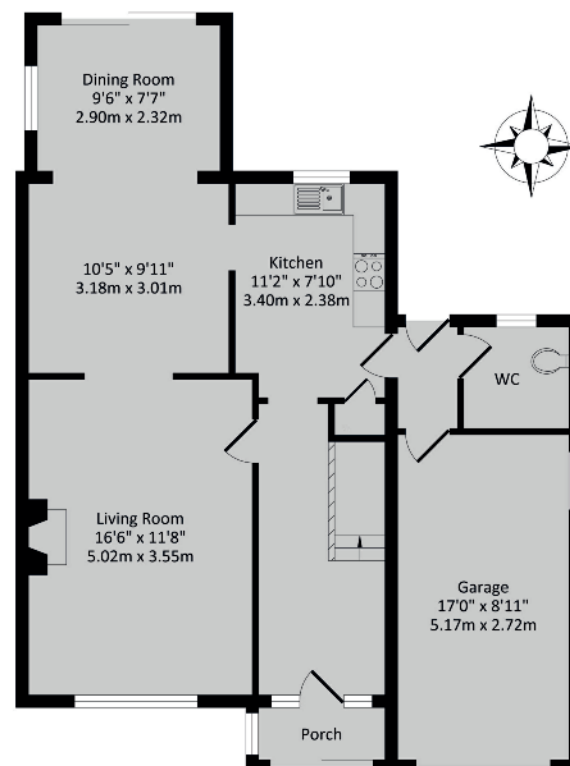
Services: All **Council Tax Banding:** D
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads and turn left into the B4100 Warwick Road. Continue on this road and at the second roundabout turn right into Ruscote Avenue and first left into Sinclair Avenue.



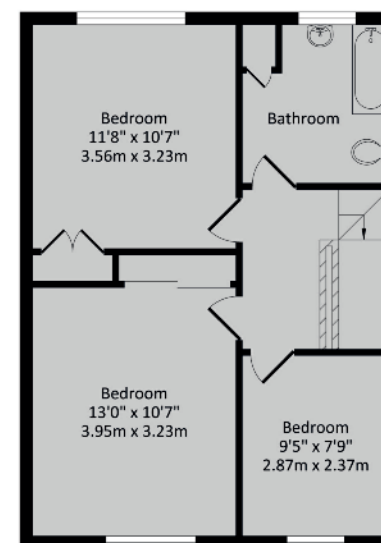




Ground Floor
 813 sq.ft. (75.50 sq.m.) approx.



First Floor
 495 sq.ft. (46.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1308 sq.ft. (121.50 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given.

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.

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Viewing: Through appointment with Stanbra Powell

