



43 Sinclair Avenue
Banbury, Oxon, OX16 1BG



ROUND & JACKSON
ESTATE AGENTS





A spacious three-bedroom semi-detached family home with a large rear garden and detached garage located in easy reach of amenities and schooling on the northern side of town.

The Property

43 Sinclair Avenue, Banbury is a well presented three bedroom, semi-detached house which is conveniently located close to the town centre and a wide range of shops and amenities. The property has spacious accommodation which is arranged over two floors and is ideal for a family. On the ground floor there is a small entrance porch, entrance hallway, sitting room, dining room, galley kitchen and a conservatory. On the first floor there are three bedrooms and a family bathroom. Outside of the property to the front there is a gravelled driveway to provide off road parking for two vehicles. To the rear there is a private and large garden with a detached single garage.

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

Entrance Hallway

Accessed via a small entrance porch, a central hallway with an understairs storage cupboard and doors to first floor accommodation.

Sitting Room

A spacious reception room with a bay window to the front aspect.

Dining Room

A good sized reception room with a sliding door to the conservatory.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is an integrated single oven with a four ring gas hob above with an extractor hood over. There is a window to the side aspect and a door that leads to the conservatory.

Conservatory

A useful additional reception space with bi-fold doors leading to the rear garden.

First Floor Landing

Doors to all first floor accommodation, hatch to the loft space and a window to the side aspect.

Bedroom One

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

Bedroom Two

A double bedroom with a built in cupboard, double built in wardrobes and a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a P-shaped panelled bath with a mixer shower over, wash hand basin, W.C. and a window to the side aspect.

Garage

A detached single garage with double doors to the front.



Outside

To the front of the property there is a gravelled driveway which provides off road parking for two vehicles and has a paved pathway that leads to the steps up to the front door. There is a shared driveway giving access to the large rear garden and double length garage. To the rear of the property there is a mature and south facing garden. There is a patio seating area adjoining the house with the rest being predominantly laid to lawn with established trees, hedges and shrubs which provides a good level of privacy.

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 along the Warwick Road for around half a mile and turn right at the second roundabout onto Ruscote Avenue. Take the first left onto Sinclair Avenue and continue for around 200 yards where the property will be seen on your left hand side.

Services

All mains' services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

By prior arrangement with Round & Jackson.

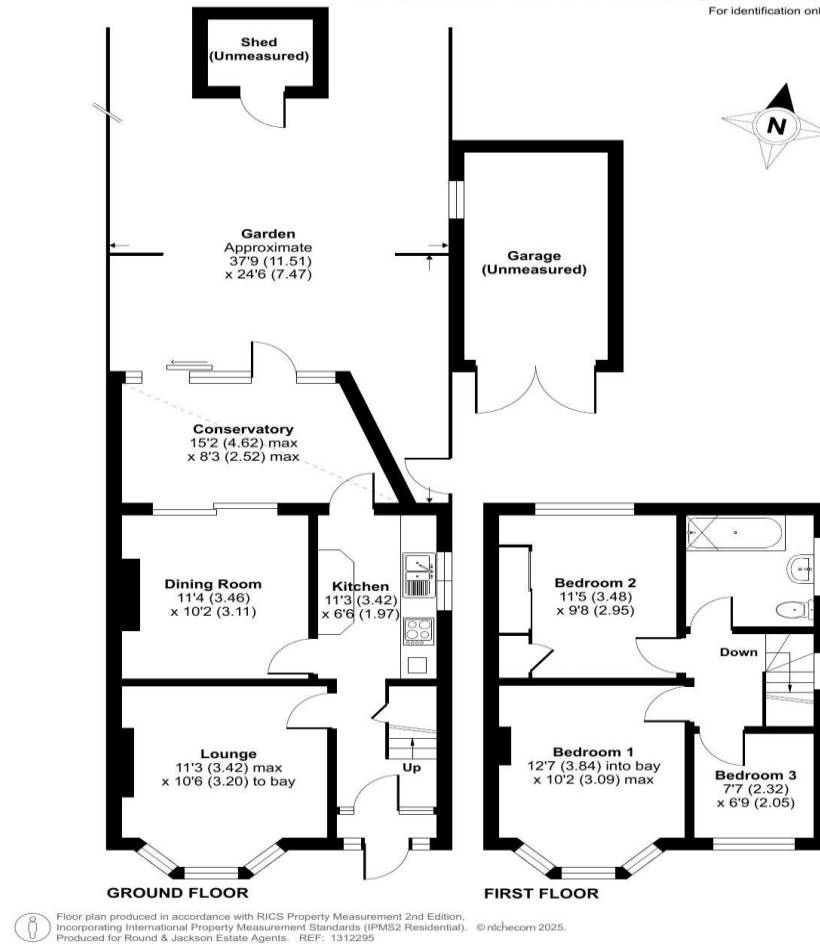
Asking Price: £290,000



Sinclair Avenue, Banbury, OX16

Approximate Area = 914 sq ft / 84.9 sq m (excludes shed / garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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