



10 Sinclair Avenue, Banbury, Oxon OX16 1DW
Guide Price £550,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A four bedroom detached family home on approximately 0.25 of an acre plot.

Entrance hallway | Snug | Dining room | Large living room | Kitchen/breakfast room | Downstairs shower room | Large utility | Four double bedrooms | Family bathroom | Study | 110 ft rear garden | Double garage | Driveway | Gas central heating | Double glazing | No onward chain

Believed to have been built in the 1950's as a former farmhouse this property offers excellent size accommodation throughout with further potential to improve and enlarge (subject to necessary planning permissions). The property currently benefits from four double bedrooms, three reception areas, kitchen/breakfast room, utility, downstairs shower room, study, double garage and 110 ft rear garden. The plot itself measures approximately 0.25 of an acre. Viewing of this unique property is highly recommended.

Ground Floor

Access via double glazed aluminium door to entrance hallway.

Good size entrance hallway: Radiator. Understairs storage cupboard housing modern trip switch fuse box. Stairs rising to first floor.

Snug/Reception room: Window to front aspect. Radiator. Laminate wood flooring. Open fireplace with stone surround.

Kitchen/breakfast room: A range of base and eye level units with laminate worktop. Built-in sink unit. Space for cooker. Space for dishwasher. Space for under counter fridge/freezer. Wall mounted electric panel heater. Window overlooking rear garden. This room could be enlarged by knocking through into the snug (subject to further investigation).

Dining room: Window to front aspect. Radiator.

Living room: Large L-shaped room with window to side aspect. Radiator. Door and windows to rear aspect. Open chimney which could be reinstated. Cupboard housing Glow worm boiler installed in 2020. Two radiators. Door to rear lobby.

Rear lobby: Door to garden. Door to shower room.

Shower room: Three piece suite comprising low level WC, wash handbasin and shower cubicle with shower over. Window overlooking garden. Radiator. Fully tiled walls.

Utility room: Range of base units. Space for washing machine. Laminate worktop. Built-in sink unit. Windows overlooking garden. Radiator. Access to loft.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and further shelving. Overstairs storage cupboard.

Bedroom one: Window to side and rear. Radiator. Original cupboard with shelving.

Bedroom two: Double bedroom with window to front aspect. Radiator.

Bedroom four: Double bedroom with window to front aspect. Radiator.

Bedroom three: Good size double bedroom with window overlooking rear garden. Radiator.

Study: (previously original bathroom, could be altered to an en-suite if required) window to front aspect. Radiator.

Family bathroom: Good size bathroom with three piece suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Tiling to splashback areas. Radiator. Obscured window to rear aspect.

Outside

Front: Driveway parking for three/four vehicles. Pathway leading to front door flanked by flower beds. The front garden is mainly enclosed by low level wall.

Rear garden: Measuring approximately 110 ft from the back of the property x 76 ft wide approximately. Mostly laid to lawn with mature trees. Large raised concrete patio area surrounding the property. Further patio seating in the centre of the garden. The garden is mostly enclosed by hedging and wire fencing. Access on both sides of the property.

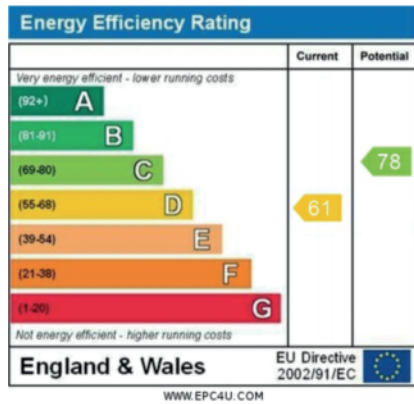
Brick built double garage with pitched tiled roof. Personal UPVC door from garden to garage. Two windows. Two separate garage roller doors providing access from the driveway. Power and light connected.

Agents Note

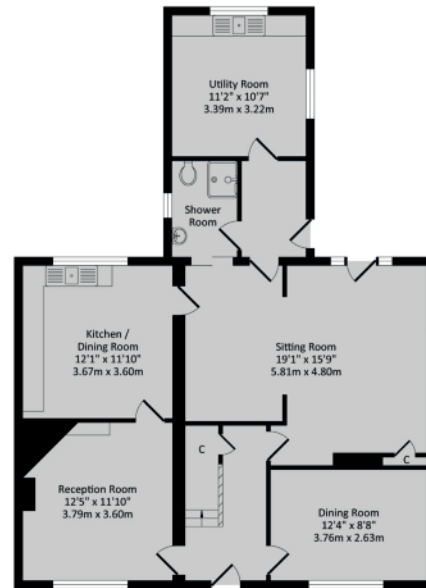
Windows refitted in 2014 (apart from the front door). The property was extended in 1993. Boiler installed in 2020.



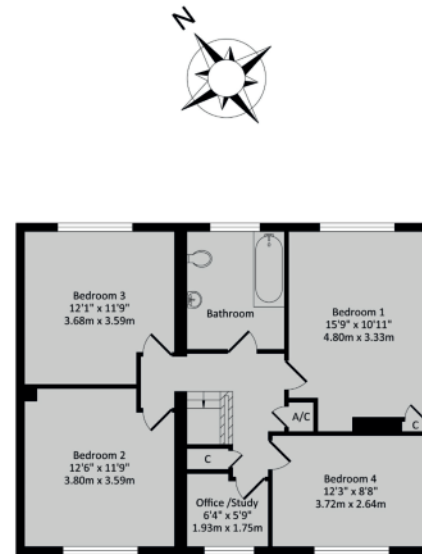




Ground Floor
 998 sq.ft. (92.70 sq.m.) approx.



First Floor
 790 sq.ft. (73.40 sq.m.) approx.



Garage
 394 sq.ft. (36.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2182 sq.ft. (202.70 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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