



1 Sinclair Avenue
Banbury, Oxon, OX16 1BG



ROUND & JACKSON
ESTATE AGENTS





A greatly extended three bedroom semi detached house with extensive ground floor accommodation, a garage and large garden located within a popular residential neighbourhood and close to amenities.

The property

1 Sinclair Avenue is a three bedroom semi detached house which is located within a highly regarded area and close to a wide range of amenities which includes three shopping parades and primary and secondary schooling. The property has been greatly extended on the ground floor to provide three reception rooms, a large conservatory, a cloakroom, a kitchen and there is a workshop and store. On the first floor there are three bedrooms and a large family bathroom. There is a driveway to the front and a single garage and to the rear there is a large lawned garden with a paved patio adjoining the house.

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

Hallway

Stairs to first floor, doors to the sitting room and kitchen, wood effect flooring, understairs cupboard.

Sitting and Dining Room

Formerly two separate reception rooms having ample space for lounge and dining furniture. Bay window to the front, door to family room, wood effect flooring.

Kitchen

Eye level cabinets and base units and drawers, fitted work surfaces with inset sink and drainer, space for cooker and fridge. Window to side.

Family Room

A very spacious room which has many uses. Doors to the conservatory and kitchen, fitted work surface and plumbing for a washing machine.

Conservatory

Large conservatory with tiled flooring, double doors to the garden and doors to the workshop, store and garage.

Cloakroom

Wash hand basin and W.C.

Workshop and Store

A large and workshop with power and light connected and adjoining store room.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double room with a bay window to the front.

Bedroom Two

A double room with a window to the rear. Storage cupboard with gas fired boiler.

Bedroom Three

A single room with a window to the front.



Family Bathroom

A large bathroom with a panelled bath, a wash hand basin and W.C. Window to the rear.

Outside

To the front of the property there is a block paved driveway which provides parking for three vehicles and gives access to the garage. To the rear there is a very large garden which extends to approximately 100 feet in length and is predominantly laid to lawn with a patio adjoining the house.

Garage

A single garage with power and light connected.

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 (55 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 into Sinclair Avenue where the property will be found on your left.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

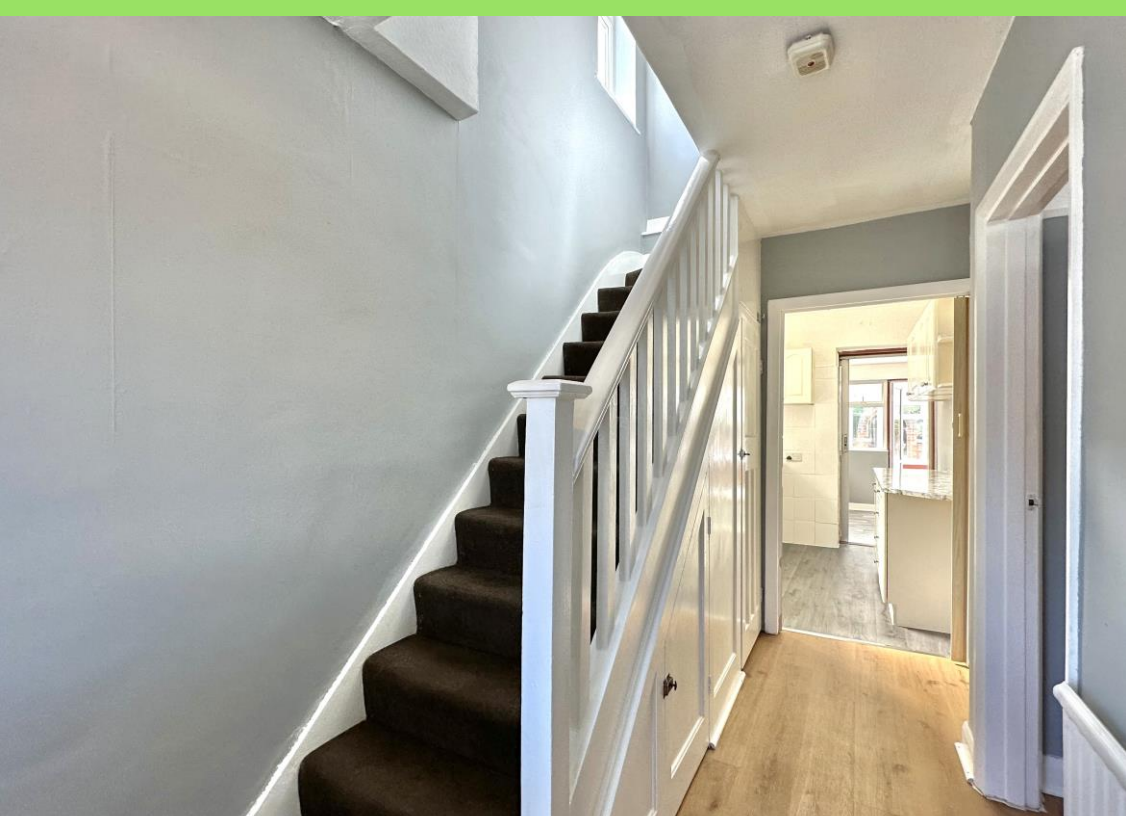
Viewing Arrangements

Strictly by prior appointment with Round & Jackson.

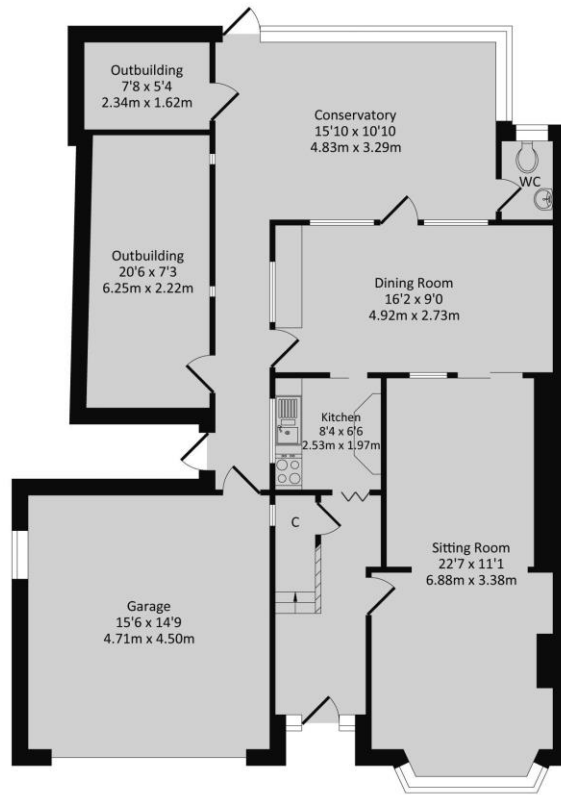
Tenure

A freehold property.

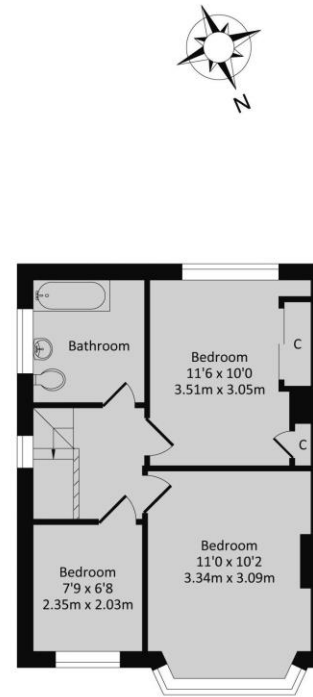
Asking Price - £310,000



Ground Floor
Approx. Floor
Area 1214 Sq.Ft.
(112.80 Sq.M.)



First Floor
Approx. Floor
Area 395 Sq.Ft.
(36.70 Sq.M.)



Total Approx. Floor Area 1609 Sq.Ft. (149.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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