



64 Pinhill Road, Banbury, Oxon OX16 2NQ  
£190,000 Leasehold

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





*Well presented two bedroom first floor maisonette with large garden.*

Entrance hallway | Living/dining room | Kitchen | Two double bedrooms | Bathroom | Excellent size rear garden | Driveway | Garage | No onward chain

Within an easy walking distance of the town centre is this well presented two bedroom first floor maisonette, the property benefits from living/dining room, two double bedrooms, kitchen, and bathroom as well as driveway and garage and large garden to the rear.

**Accommodation**

Entrance via UPVC double glazed sliding door to entrance hall.  
Stairs lead to first floor, a small landing area with cupboard housing boiler. Single glazed wooden door into entrance hallway.

**Entrance hall:** Laminate wood flooring. Wall mounted radiator. Access to loft. Airing cupboard housing hot water tank.

**Living/dining room:** Space enough for sofa suite and dining table and chairs. Gas fire. UPVC double glazed bay window overlooks the front aspect. Wall mounted radiator.

**Kitchen:** Range of base and eye level units. Laminate worktop. Built-in oven, 4 ring electric hob, extractor above. Stainless steel sink unit. Space and plumbing for washing machine and fridge/freezer. UPVC double glazed window to side aspect, UPVC double glazed window overlooking rear garden. Tiling to splashback areas. Laminate wood flooring. Wall mounted radiator.

**Bedroom one:** Large double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator.

**Bedroom two:** UPVC double glazed window to front aspect. Wall mounted radiator.

**Bathroom:** Three piece white suite comprising low level WC, washhand basin with built-in storage underneath. Panel bath with shower over. Tiling to splashback areas. UPVC double glazed obscured window to the rear aspect. Wall mounted radiator.

**Outside**

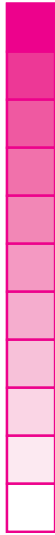
**Front:** Driveway for one vehicle in front of the garage.

**Garage.**

**Agents Note**

Leasehold: 999 years from 1999.  
No service charge.

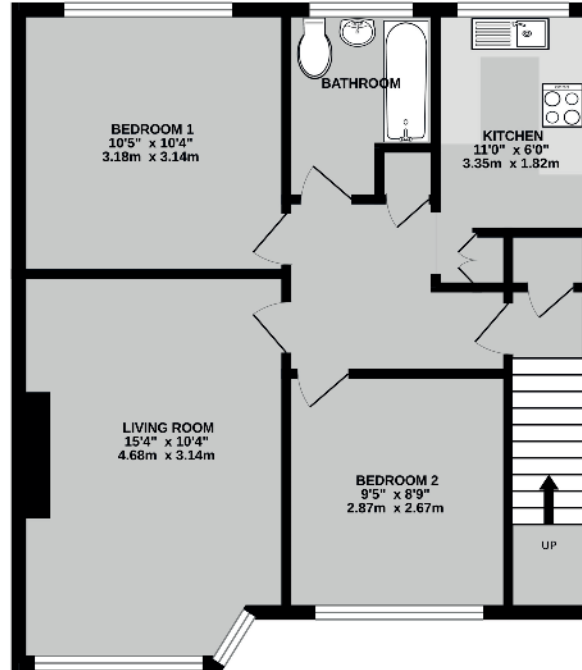
**Council Tax Banding:** A  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed north to the traffic lights taking the left turn into the Warwick Road. Continue on this road and take the second right turn into Neithrop Avenue and continue up the hill and Pinhill Road is the turning on the right.





549 sq.ft. (51.0 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76
WWW.EPC4U.COM			



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of space, without, interior and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This notice is for information purposes only and should be used as a guide to any prospective purchaser. The relevant system and application shown have not been tested and no guarantee is given as to their condition or efficiency. For further information, please contact the agent.

**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



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