

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 46.35 sq m / 499 sq ft
 First Floor Approx Area = 44.35 sq m / 477 sq ft
 Second Floor Approx Area = 28.59 sq m / 308 sq ft
 Outbuilding Approx Area = 9.69 sq m / 104 sq ft
 Total Area = 128.98 sq m / 1388 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



105 Sinclair Avenue
 Banbury



105 Sinclair Avenue, Banbury, Oxfordshire, OX16 1BQ

Approximate distances

Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A FOUR BEDROOM SEMI DETACHED HOUSE IN A HIGHLY SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF SCHOOLS AND SHOPS WHICH HAS RECENTLY BEEN REDECORATED, REMODELLED AND REFITTED PROVIDING OPEN PLAN MODERN LIVING SPACE

Hall, living room, kitchen/dining room, ground floor WC/utility, three first floor bedrooms, family bathroom, second floor main bedroom and ensuite shower room, gas ch via rads, uPVC double glazing, generous off road parking, large southwest facing garden. Energy rating D.

£410,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). Turn right opposite the arcade of shops on Warwick Road into Ruscote Avenue. After a short distance turn left into Sinclair Avenue and follow the road passing the turning for Hillview Crescent and the property will be found after a short distance on the left hand side and can be recognised by our "For Sale" board.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins). 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.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* An extended and much improved four bedroom brick built house constructed circa 1955.

* Located in a highly sought after neighbourhood within easy walking distance of Hillview Primary School and within the catchment area for North Oxfordshire Academy. Other daily amenities are close at hand.

* Over recent years the accommodation has been the subject of considerable improvement with redecoration throughout, refitting and remodelling of the ground floor creating an open plan living kitchen dining space ideal for modern family life.

* Porch and hall with storage with door to the spacious living room with bay window to the front, laminate wood effect floor and fireplace which is temporarily blocked at present but we believe could be used as an open grate.

* Open access from the living room to the refitted and remodelled open plan kitchen/dining area which has shaker style units, built-in oven, separate hob, integrated dishwasher, space for fridge freezer, French doors in the dining area open to the rear garden and space for table and chairs, door to cloakroom/utility space with plumbing for washing machine, space for tumble dryer, window to rear, laminate wood effect floor, Skandi style vertical rad.

* Two double bedrooms and a single on the first floor.

* Family bathroom on the first floor with a white suite

including shower/bath, wash hand basin and WC, window, door to built-in airing cupboard, fully tiled walls.

* Main bedroom suite on the second floor with a large double aspect bedroom area with windows to front and rear and door to the refitted ensuite shower room with fully tiled shower cubicle, wash hand basin and WC, window, heated towel rail, fully tiled walls and floor.

* To the front there is generous off road parking on the driveway and wide side access provides space for bin storage etc leading to the rear garden.

* Large southwest facing rear garden measuring approximately 114' in length with large patio and lighting, mainly lawned beyond that with borders, path to shingled area and shed. Archway leading to further well stocked beds and birders, Apple Tree, a further seating area and a useful garage style outbuilding.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.