



59 Sinclair Avenue, Banbury, Oxon OX16 1BG  
'Offers over' £300,000 Freehold

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





*A deceptively spacious semi-detached house offered with no onward chain, within close proximity of many amenities.*

**Entrance hall | Ground floor shower room | Contemporary kitchen | Dining room | Utility area | Living room | Master bedroom with dressing area | Two further bedrooms | Bathroom | Generous size rear garden | Large timber summerhouse/workshop | Driveway to front**

Providing deceptively spacious accommodation throughout, an enlarged three bedroom semi-detached house complemented by a generous size rear garden, located within comfortable walking distance of amenities including both popular primary and secondary schools.

### Ground Floor

Front door.

**Entrance hall:** Stairs rising to first floor. Useful store cupboard. Door to shower room.

**Shower room:** Double width shower cubicle, handbasin with vanity unit and low level WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Extractor fan.

From the hallway, walkway through to dining room.

**Dining room:** Useful store cupboard. Double doors giving access to utility area.

**Kitchen:** Comprehensive range of contemporary white fronted wall and base units. Double oven and grill. Sink unit and drainer. Integrated hob and extractor. Integrated fridge/freezer. Window to front.

**Utility area:** Free space and plumbing for washing machine. Wall unit. Work surface and free space under.

From the dining room walkway through to living room.

**Living room:** Sliding doors giving access to the garden.

### First Floor

**Landing:** Access to loft. Useful store cupboard.

**Bedroom one:** Double bedroom with dressing area. Windows overlooking garden.

**Bedroom two:** Generous double bedroom to front aspect.

**Bedroom three:** Single bedroom with window to side aspect.

**Bathroom:** Modern white suite comprising of panel bath with thermostatic shower, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail.

### Agents Note

Laminate flooring throughout the ground floor with exception of the shower room.

### Outside

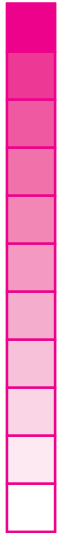
**Rear garden:** Predominantly laid to lawn. Patio area. To the rear of the garden is a large timber garden room/workshop and further store unit. Enclosed by fencing. The garden measures approximately 50 ft in length.

**Front:** Laid to shingle, providing off road parking for two vehicles.

**Services:** All  
**Council Tax Banding:** B  
**Authority:** Cherwell District Council

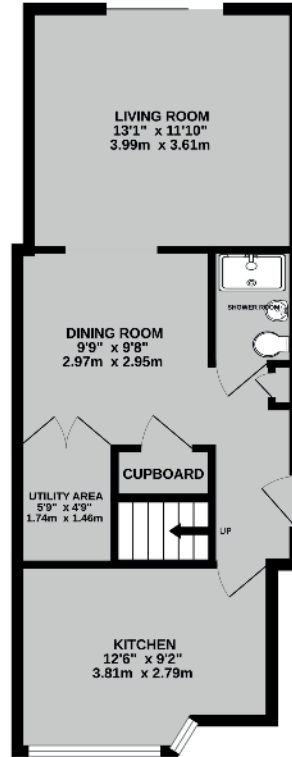
**Directions:** From Banbury Cross proceed north to the main traffic lights at the crossroads and turn left into the B4100 Warwick Road. Continue on this road and at the second roundabout turn right into Ruscott Avenue and first left into Sinclair Avenue.



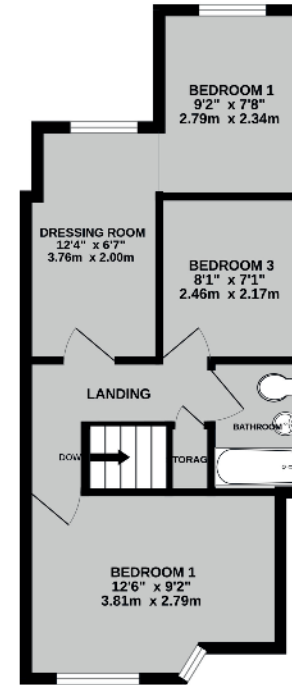




GROUND FLOOR  
 474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
 392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors and other areas are approximate and no responsibility is taken for any errors, omissions or mis-measurement. 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 operation or condition can be given.  
 Made with floorplan 02026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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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