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Publication name: PINHILL ROAD 19, Page: 1

19 Pinhill Road, Banbury, Oxon OX16 2NH
£325,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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An immaculate enlarged semi-detached family home in a quiet cul-de-sac close to town.

Recessed porch | Entrance hall| Living room with walk-in bay window| L-shaped kitchen/dining room| Study| Shower room | Three first floor bedrooms| Bathroom| Gardens to front, rear and side| Garage | Block paved driveway | Double glazing | Gas radiator heating

Located within walking distance of the town centre and further amenities a bay window semi detached house offered in excellent decorative order throughout. The property enjoys a favoured corner plot providing ample off road parking.

Ground Floor

Recessed porch.
Front door.

Entrance hall: Stairs rising off to first floor. Understairs storage cupboard. Door to;

Living room: Walk-in bay window to front aspect. Feature fireplace with inset cast iron living flame gas fire and surround.

L-shaped kitchen/dining room: Kitchen area has bowl and a half inset sink unit and drainer. Comprehensive range of contemporary shaker style wall and base units. Complementary tiling to splashback areas. Solid oak work surfaces. Integrated five ring gas hob with stainless steel canopy extractor over. Integrated double oven and grill. Integrated wine cooler. Space for fridge/freezer. Integrated slim-line dishwasher. Integrated Zanuzzi washing machine. Recessed spotlights. Windows overlooking the garden. Door giving access to garden.
Dining area has sliding patio doors giving access to garden.

Study: Window to front aspect. Window to side aspect.

Shower room: Contemporary white suite comprising of fully tiled shower cubicle. Pedestal handbasin. Low level WC. Tiling to splashback areas. Heated towel rail. Extractor.

First Floor

Landing: Access to loft.

Master bedroom to front aspect with walk-in bay window.

Bedroom two, double bedroom to rear aspect.

Bedroom three, generous single bedroom to front aspect.

Bathroom: Fitted to a high specification. Fully tiled bath with mixer tap shower. Fully tiled separate shower cubicle. Low level WC. Pedestal handbasin. Further tiling to splashback areas. Tiled flooring. Heated towel rail. Recessed spotlights. Extractor.

Outside

Attached to the side of the property is a brick built single garage with up and over door. Light and power connected. Wall mounted Worcester gas boiler for domestic hot water and central heating. Door to rear giving access to the garden.

Rear garden: Fully enclosed giving a good degree of privacy. Laid to lawn. Patio area. Raised flower beds. Outside power point and outside tap. The garden measures 40 ft in width x 20 ft in length.

Front: Block paved driveway providing off road parking for several vehicles. Areas laid to lawn. Tree, shrubs and bushes. Area laid to shingle. Brick walling to boundaries. Outside lights.

The property benefits from CCTV.

Energy efficiency rating: D

Services: All
Council Tax Banding: C
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.

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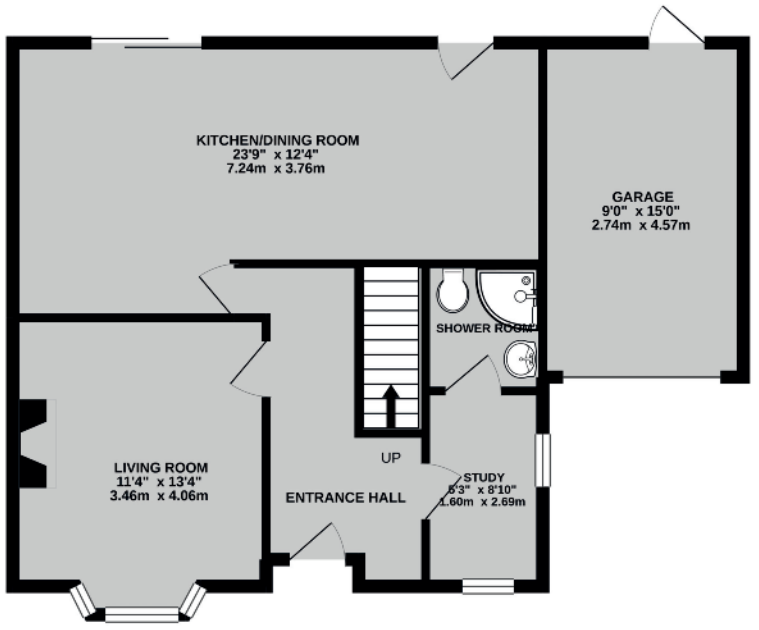
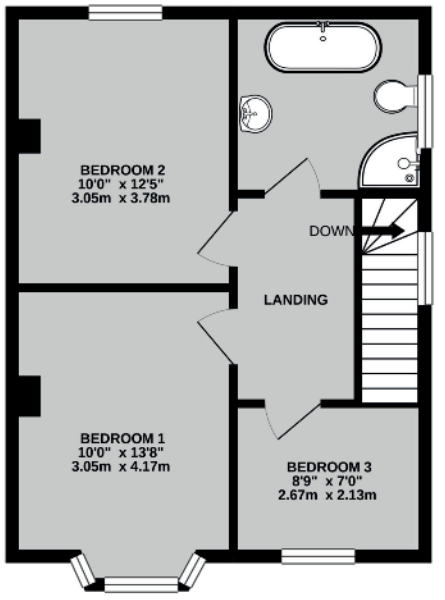
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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