



Pinhill Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



21 Pinhill Road

Banbury, OX16 2NH

£330,000

A very well presented and extended three bedroom semi detached home located at the end of a very quiet cul-de-sac close to local schools and amenities.

The Property

21 Pinhill Road is a very well presented three bedroom semi detached family home which has been extended to the rear and has a good size rear garden and ample driveway parking to the front. The property, in recent years, has had a new kitchen and bathroom and newly fitted wardrobes. The property has a large utility room and a useful storage area to the front which forms part of the garage conversion. The property also benefits from having a brand new roof fitted around year ago. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading to all ground floor accommodation. Useful understairs storage cupboard and oak effect flooring throughout.

Sitting Room/Dining Room/Kitchen

A superb open plan entertaining space incorporating the sitting room, dining room and kitchen. The sitting room has a bay window to the front aspect, an inset coal effect gas fire with a modern wooden surround and built in storage cupboards each side of the fireplace. The dining area has ample space for a large table and chairs and there are double French doors leading into the garden. The dining area is open plan leading into the kitchen which was extended by the previous owners but replaced by the current owners in the last year. The kitchen is fitted with green shaker style cabinets with Quartz worktops over and there is a useful breakfast bar area and a large larder cupboard.

There is an integrated dishwasher and fridge freezer, space for a range cooker with an extractor hood above, an inset sink and boiling hot water tap. There are two windows to the rear overlooking the garden and a door leading into the utility room. The oak effect flooring continues from the hallway throughout the rest of this entertaining space.

Utility Room

Forming part of the garage conversion, the utility room provides space for a washing machine and tumble dryer. There is also a toilet and wash basin and the oak effect flooring continues throughout. There is a Glow-worm gas fired boiler which is approximately a year old.

First Floor Landing

A spacious landing with a window to the side aspect and doors leading to all first floor accommodation. There is a loft hatch providing access to the roof space with a light.

Bedroom One

A large double bedroom with a bay window to the front aspect and recently fitted built in wardrobes. There is attractive wooden panelling to one wall.

Bedroom Two

A large double bedroom with a window to the rear aspect and recently fitted built in wardrobes.

Bedroom Three

A good size single bedroom with a window to the front.



Family Bathroom

A large family bathroom which was refitted in 2022 with a white suite comprising a panelled bath, toilet and wash basin with vanity drawer unit beneath. There are attractive tiled splash backs and a heated towel rail. There are two windows to the side aspect, a built in shelved cupboard and Herringbone effect vinyl flooring.

Outside

To the rear of the property there is a good size rear garden that is laid to lawn with wooden decking adjoining the house. There is a further decked area at the foot of the garden which allows space for a seating area. To the front of the property, there is a large block paved driveway which provides parking for several vehicles.

Store

Useful storage space with a door leading onto the driveway and a hot and cold water tap.

Directions

From Banbury Cross proceed in a northerly direction and turn left at the cross roads traffic lights into the Warwick Road. Continue past the police station and take the second right hand turn into Neithrop Avenue. Continue towards the end of the road and turn right into Pinhill Road and follow the road round towards the end where the property will be found on the left hand side.

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 the town and many places of historical interest are within easy reach.

Services

All mains services are connected. The Glow-worm gas fired boiler can be found in the utility room and is approximately a year old.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

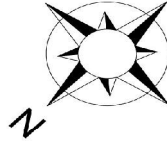
By prior arrangement with Round & Jackson

Tenure

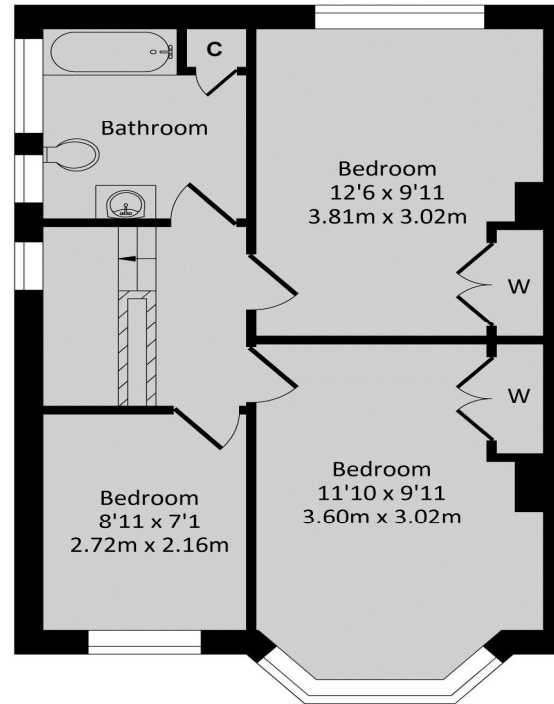
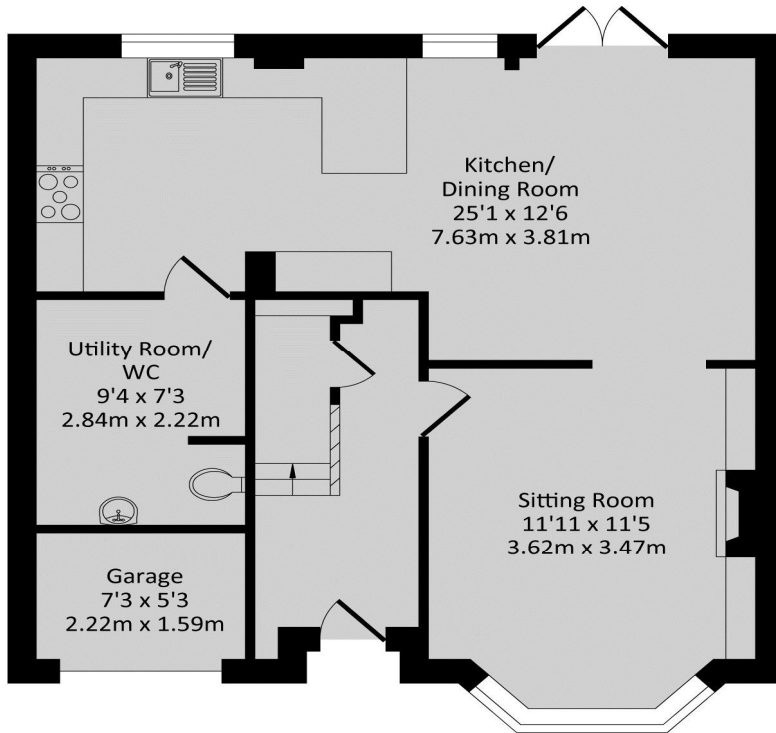
A freehold Property



Ground Floor
Approx. Floor
Area 628 Sq.Ft.
(58.30 Sq.M.)



First Floor
Approx. Floor
Area 446 Sq.Ft.
(41.40 Sq.M.)



Total Approx. Floor Area 1074 Sq.Ft. (99.70 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 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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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