



The Mews House, 26 Horsefair, Banbury, Oxon OX16 0AE
£189,950 Leasehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A beautifully presented modern red brick mews cottage, tucked away in the heart of Banbury town centre.

**Entrance hall | Open plan living/kitchen/dining room |
Bedroom | Shower room | Communal garden | Gas central heating | Double glazing | Town centre location**

A red brick mews house built in approximately 2016. The property benefits from a fantastic secluded town centre location, gas central heating, double glazing and a modern fitted kitchen with appliances.

Ground Floor

The property is accessed from Horsefair via a communal door which leads through a hallway to a door to the rear of the properties. There are two Mews Houses this is the end terraced Mews House.

Entrance via front door to entrance hall.

Entrance hall: Flagstone flooring. Stairs rising to first floor. Understairs storage cupboard. Storage cupboard housing white goods. Gas central heating boiler. Door to open plan living/kitchen/dining room.

Living room: Light and airy room. Wooden double glazed modern windows to front and side aspects. Radiator. Downlighters. Video entry system.

Open plan kitchen area: Tiled flooring. Range of modern wooden base and eye level units. Tile splashbacks. Built-in oven, hob and extractor. Built-in fridge and freezer. Ceramic one and a half sink and drainer with mixer taps. Downlighters.

First Floor

Landing with doors leading to bedroom and shower room.

Bedroom: Spacious double bedroom with wooden double glazed windows to front and side aspect. Downlighters. Radiator.

Shower room: Porthole window in the eaves. Standalone separate shower cubicle with shower over. Modern vanity unit with contemporary sink and low level WC enclosed. Tile splashbacks. Tiled flooring. Heated towel rail.

Outside

Access to the property via patio paving slab walkway. Sleeper raised borders with established trees and shrubs. Paved patio communal garden area enclosed by stone wall.

Agents Note

There is parking available in the Church grounds behind the property, this is negotiable with the freeholder.

Leasehold: 119 years remaining.
This information was given to us by the current owner at the point of marketing the property and therefore should be checked with your solicitor for clarification.

Ground rent: £250.00 per annum.
Service charge: £1498.12 per annum.

Services: All Council Tax Banding: A
Authority: Cherwell District Council

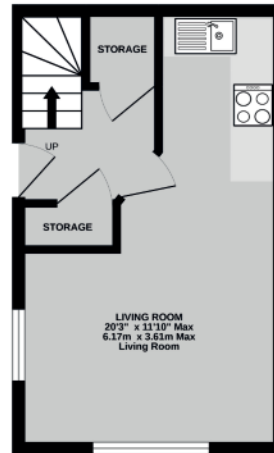




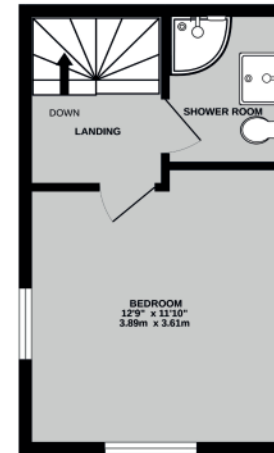


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	82	82
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

GROUND FLOOR
240 sq. ft. (22.3 sq.m.) approx.



1ST FLOOR
240 sq. ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq. ft. (44.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, complete floor, measurement 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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with floorplan ©2022

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



5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

