



17 Newland Place, Banbury, Oxon OX16 5BU
£199,950

**Stanbra
Powell**

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Property Lettings





A Victorian terraced town house located in the heart of Banbury, offered with no onward chain.

Recess porch | Entrance hall | Living area/dining area | Kitchen | Two first floor double bedrooms | Wet room | Courtyard garden | On street parking

Providing generous size accommodation throughout, a two bedroom bay window terraced house located within minutes of an array of amenities and within walking distance of Banbury railway station. The property benefits from a modern kitchen and bathroom and gas central heating.

Ground Floor

Recessed porch.
Front door.

Entrance hall: Stairs rising off to first floor. Thermostat for heating. Door giving access to living area. Door giving access to dining area.

Open-plan living/diner: Feature walk-in bay window to front aspect. Feature living flame gas fire in living and dining area. Dining area has double doors giving access to courtyard garden. Understairs storage cupboard. Door with step down to kitchen.

Kitchen: Contemporary kitchen comprising of comprehensive range of wall and base units with ample work surfaces. Integrated four ring gas hob with electric oven under, extractor over. Bowl and a half sink unit and drainer. Integrated microwave. Integrated fridge/freezer. Wall mounted Glow worm gas boiler (installed in May 2022) for domestic hot water and central heating. Skylight window. Windows overlooking garden.

First Floor

Half landing with window to side aspect.

Main landing: Airing cupboard housing hot tank and immersion heater.

Bedroom one, double bedroom to rear aspect. Access to loft.

Bedroom two, double bedroom to front aspect.

Wet room: White suite comprising of pedestal handbasin and low level WC, shower area with glass screens. Heated towel rail. Contemporary tiling to walls and floor. Double glazed window to front aspect.

Outside

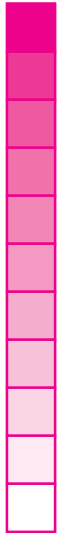
Rear garden: South facing enclosed courtyard garden, measuring approximately 10 ft in length. Outside tap.

Front: Block paved pathway to front door.

Services: All
Authority: Cherwell District Council

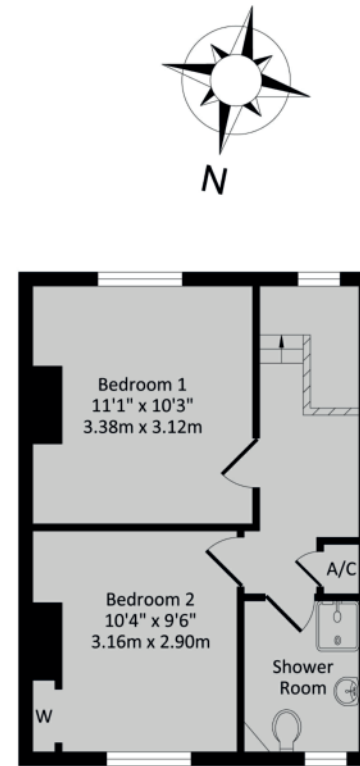
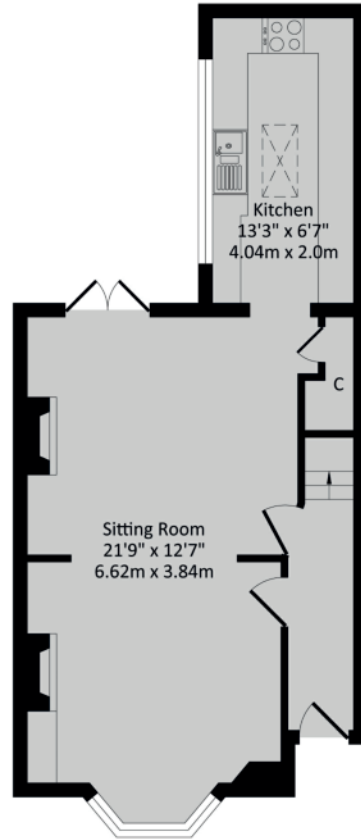
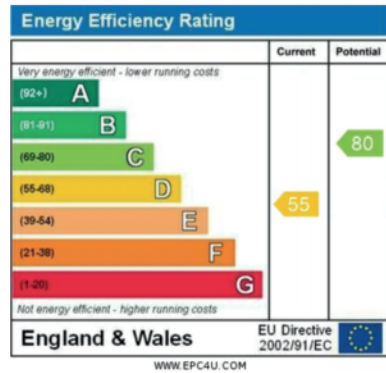
Directions: From Banbury Cross proceed east through the High Street and take the right hand fork into George Street, left into Broad Street and first right into Newland Place.





Ground Floor
 420 sq.ft. (39.0 sq.m.) approx.

First Floor
 329 sq.ft. (30.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 749 sq.ft. (69.60 sq.m.) approx.

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 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.

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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