



3 Newbold Close, Banbury, Oxon OX16 9YP  
£212,000 Leasehold

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







*Split level maisonette offering excellent size accommodation throughout, located on the south side of Banbury within walking distance of many amenities.*

Entrance hall with large storage cupboard | Living/dining room | Kitchen | Two double bedrooms | Bathroom | Double glazing | Gas central heating | Residents parking | Communal gardens | Communal bin store | Communal washing line area.

#### Accommodation

Front door.

**Spacious entrance hall:** Generous size storage cupboard. Access to loft. Thermostat for heating. Stairs leading down to inner hallway. Door through to living/diner.

**Living/diner:** Double glazed box bay window to rear aspect. Double glazed window to side aspect. Door through to kitchen.

**Kitchen:** Comprehensive range of white fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Wall mounted gas boiler for domestic hot water and central heating. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Free space and plumbing for dishwasher. Space for tumble dryer. Space for cooker.

From the inner hallway door to bathroom.

**Bathroom:** White suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Airing cupboard housing hot water tank and immersion heater. Access to loft.

From the main hallway, door to master bedroom.

**Master bedroom:** Generous double bedroom with a range of fitted wardrobes. Double glazed window.

**Bedroom two:** Generous double bedroom.

#### Outside

Ample communal parking space.

Communal gardens, bins and washing line areas.

Allocated brick built storage shed.

#### Agents Note

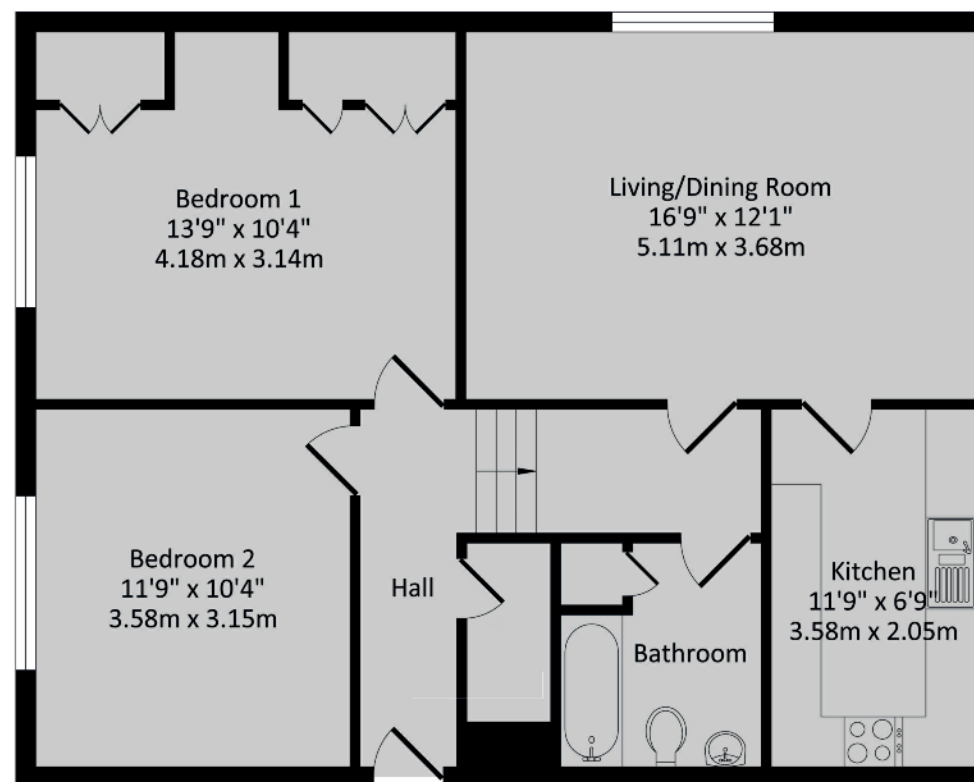
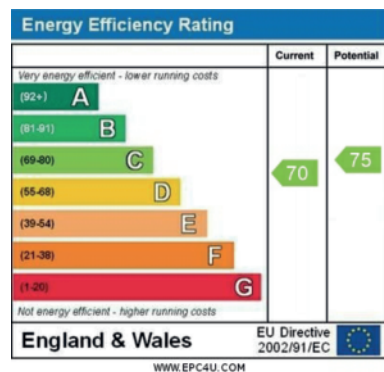
Lease: 172 years remaining.  
Service charge and ground rent: Approximately £700.00 per annum.

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









TOTAL APPROX. FLOOR AREA 746 sq.ft. (69.30 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.

Viewing: Through appointment with Stanbra Powell



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