



11 Newland Place, Banbury, Oxon OX16 5BU
£210,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An end of terraced Victorian town house enjoying no-through road location within the heart of the town centre.

Entrance hall | Living room | Separate dining room | Kitchen | Two first floor double bedrooms | Bathroom | Courtyard rear garden | Gas central heating | Double glazing

Offered with no onward chain a spacious two bedroom bay window end of terrace house within moments of the town centre and further amenities.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Door through to dining room.

Dining room: Useful understairs storage cupboard. Thermostat for heating. Walkway through to living room.

Living room: Walk-in bay window to front. Fireplace with tiled surround.

From the dining room door through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of wall and base units. Tiling to splashback areas. Space for cooker. Extractor fan. Space for fridge/freezer. Space for washing machine. Door to side and window to side. Tiled flooring.

First Floor

Split level landing.

Bathroom: Spacious bathroom comprising of tongue and groove panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Cupboard housing gas combination boiler for domestic hot water and central heating. Shaver socket.

Main landing has access to loft.

Bedroom one: Double bedroom to front aspect. Two windows to front. Fitted wardrobe.

Bedroom two: Double bedroom to rear aspect.

Outside

Small courtyard rear garden. Brick built store. Access front to back via wooden gate.

Small garden to front.
Pathway to front door.

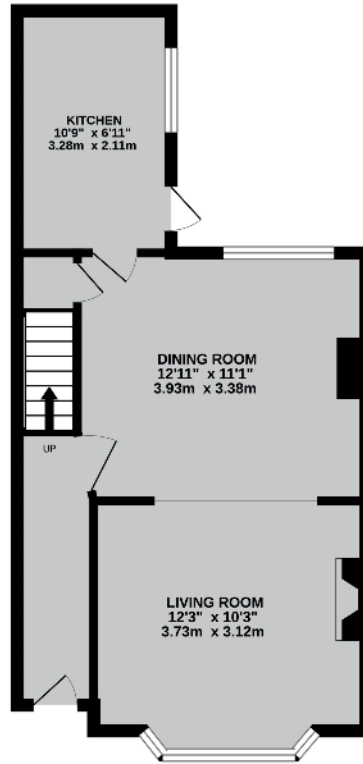
Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and take the right hand fork into George Street, left into Broad Street and first right into Newland Place.



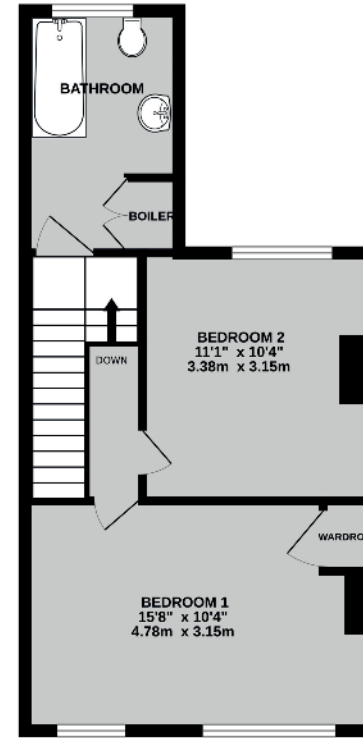




GROUND FLOOR
 404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
 401 sq.ft. (37.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	50	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL FLOOR AREA: 805 sq.ft. (74.7 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 misstatement. 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.

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