



1 Newland Road, Banbury, Oxon OX16 5HQ  
£325,000 Guide Price

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







*Three bedroom three storey end of terraced town house, offered in good condition benefiting from rear extension, three double bedrooms, large family bathroom with separate shower cubicle and separate toilet, converted loft room, courtyard garden and outbuilding.*

**Entrance hall | Living room | Kitchen/breakfast room | Three bedrooms | Utility area | Courtyard garden | Brick built outbuilding | Double glazing | Gas central heating**

### Ground Floor

Double glazed door with double glazed windows surrounding leading to;

**Entrance hall:** Double panel radiator. Stairs rising to first floor. Window on the half landing. Downlighters. Wall mounted fuse box. Builtin Storage for coats and shoes.

**Living room:** Fitted with a range of display shelving and cupboards. Single glazed double doors leading to kitchen extension.

**Kitchen/breakfast area:** Double glazed doors leading to patio. Two double glazed windows. Large roof Velux window. Flagstone flooring. Double panel radiator. Loft access (loft area is insulated and has lighting) Wall mounted boiler (serviced annually). The kitchen is currently fitted out as a catering kitchen. Large Belfast Armitage Shanks sink. Dishwasher and extractor. The kitchen is a 'Falcon professional kitchen range' which is fully stainless steel. Base and eye level units. Additional sink with mixer tap. Kitchen window to side aspect.

### First Floor

**Landing:** Doors leading to bedroom three, utility room, family bathroom and separate WC. Stairs rising to second floor.

**Bedroom three:** Double glazed window to front aspect. Double panel radiator. Fitted with a range of display cabinets and shelving.

**Utility Room:** Plumbing for white goods. Range of display/storage shelving. Fully ventilated.

**Family bathroom:** Two obscured double glazed windows to rear. Downlighters. Heated towel rail. Tiled flooring. Modern white suite comprising of panelled bath with mixer shower and tile splashbacks. Pedestal wash handbasin with mixer taps. Tile splashbacks. Large mirror. Separate shower cubicle with mixer shower over and tile splashbacks.

**Seperate WC:** Two piece white suite, low level WC. Wash hand basin. Tiling to splashback areas. UPVC double glazed obscured window to the rear aspect. Tiled flooring.

### Second Floor

**Landing:** Spiral staircase to loft area.

**Bedroom One:** Double glazed window to front aspect. Double panel radiator. Fitted with a range of display shelving, drawers and cabinets.

**Bedroom Two:** Double glazed window to rear aspect. Double panel radiator. Fitted with a range of display shelving, cabinets and storage. Storage wardrobe.

### Loft

Currently used as a study, the loft area has two Velux windows, is fully insulated, built-in desk, real wood flooring and eaves storage.

### Outside

**Rear courtyard garden** enclosed by brick wall. French drain. Patio area leading to further raised patio area with brick wall borders.

**Brick built outbuilding:** Double glazed door and double glazed window. Power and light connected. If converted fully this would make an ideal home office.

**Front:** Enclosed by wrought iron railings, gated access to front garden, steps leading to front door.

**Services:** All  
**Authority:** Cherwell District Council

**Council Tax Banding:** C

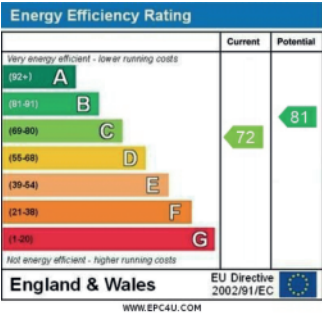
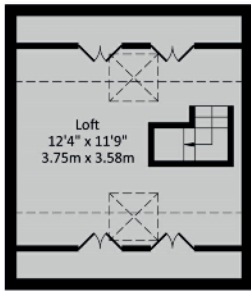
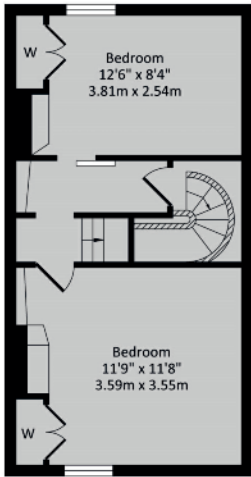
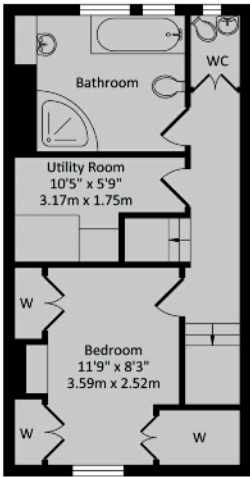
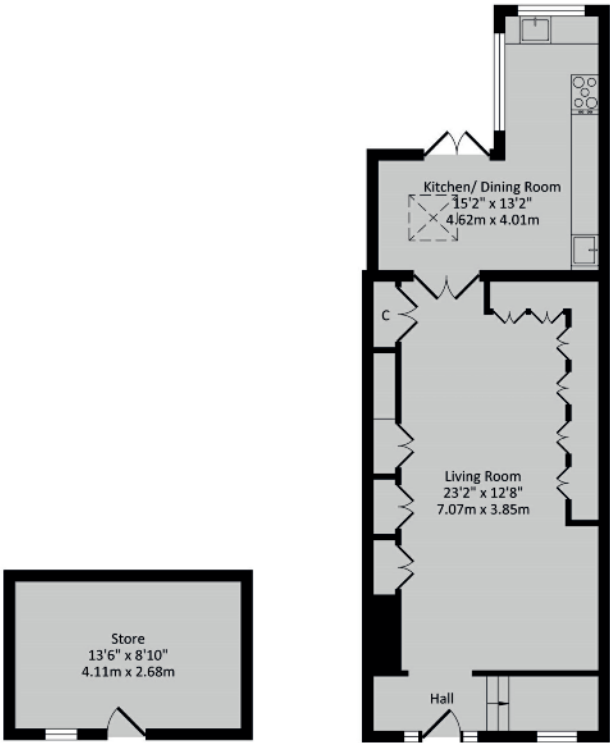








Outbuilding 119 sq.ft. (11.0 sq.m.) approx.    Ground Floor 503 sq.ft. (46.70 sq.m.) approx.    First Floor 359 sq.ft. (33.40 sq.m.) approx.    Second Floor 359 sq.ft. (33.40 sq.m.) approx.    Third Floor 211 sq.ft. (19.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1551 sq.ft. (144.10 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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