



5 Newland Place

Banbury

A VICTORIAN TERRACED HOME OFFERED TO THE MARKET CHAIN FREE AND CONVENIENTLY LOCATED IN THE TOWN CENTRE BENEFITTING FROM TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND A RE-FITTED SHOWER ROOM.

Entrance hall, sitting room, dining room, kitchen, two double bedrooms, shower room, courtyard rear garden.
Energy rating: D

Guide Price £220,000 FREEHOLD



Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Entrance hall with door to lounge, door to dining room and stairs to first floor.
- * Lounge with large sash bay window to front, gas fire with stone ornamental surround.
- * Dining room with gas fire and ornamental surround, sash window to rear, access to understairs storage, door to kitchen.
- * Kitchen fitted with a range of base and eye level units, integrated double oven, integrated four ring gas hob with extractor over, built-in water softener, space for fridge freezer, space and plumbing for washing machine and dishwasher, door to rear, two windows.
- * First floor landing with doors to all rooms, window to rear, airing cupboard housing the hot water tank.
- * Bedroom one is a large double with sash window to front and two built-in wardrobes.
- * Bedroom two is a double with window to rear, hatch to loft which is partly boarded.
- * Shower room fitted with a white suite comprising walk-in shower, wash hand basin and WC, window to front, part tiled walls.
- * Low maintenance walled courtyard style rear garden. Access to an external store which houses the wall mounted gas fired boiler.

Services

All mains services are connected. The boiler is located in the external store cupboard.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

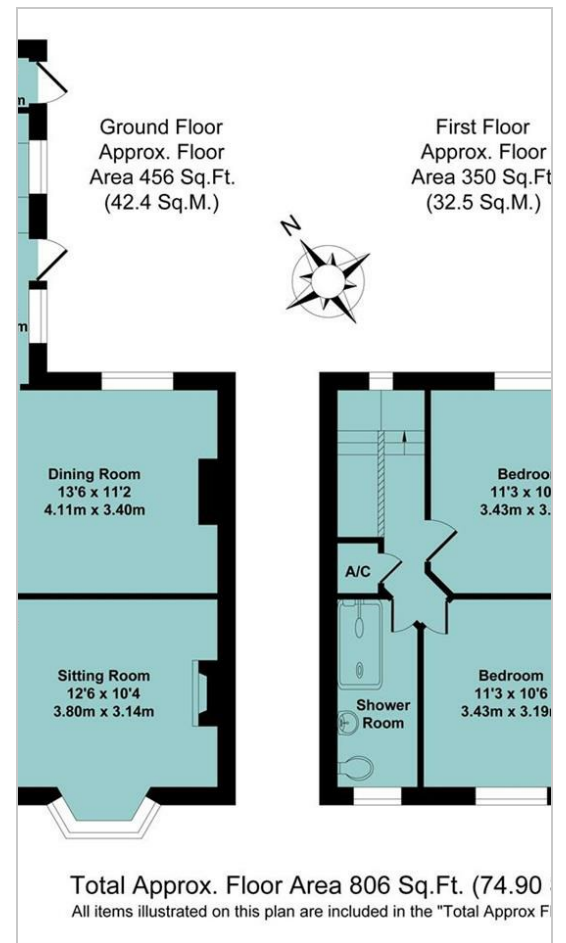
Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

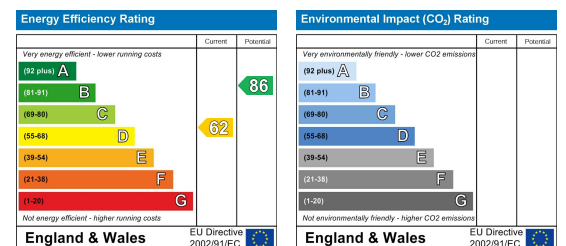
Area Map



Floor Plans



Energy Efficiency Graph



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