



6 Newland Place, Banbury, Oxon OX16 5BU  
£199,950 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A period property enjoying no-through road position within the heart of the town centre.*

**Entrance hall | Living room | Separate dining room | Kitchen | Rear lobby | Ground floor bathroom | Two first floor bedrooms | Study/dressing room | Rear courtyard**

Offered with no onward chain, a generous size two bedroom Victorian bay window terraced house, providing generous size accommodation throughout.

### Accommodation

Recessed porch with tiled floor.  
Front door.

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

**Dining room:** Double glazed window to front. Useful understairs storage cupboard. Walkway through to living room.

**Living room:** Feature walk-in bay window to front aspect. Fireplace with inset living flame electric fire.

From the dining room sliding door giving access to the kitchen.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of wall and base units. Space for cooker. Free space and plumbing for washing machine. Space and plumbing for dishwasher. Wall mounted Glow worm gas boiler. Tiled flooring. Window to side. Sliding door giving access to rear lobby. Door giving access to Courtyard garden. Sliding door giving access to garden.

**Bathroom:** Cast iron bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring. Window to side aspect.

**First floor half landing** with window to rear. Stairs up to **main landing**. Airing cupboard housing hot water tank and immersion heater. Access to loft.

**Bedroom one:** Feature cast iron fireplace. Window to rear.

**Bedroom two:** Feature cast iron fireplace. Window to front.

**Dressing room/study:** Window to front. Airing cupboard housing hot water tank and immersion heater.

### Outside

**Enclosed courtyard garden.** Laid to patio with walling to boundaries.

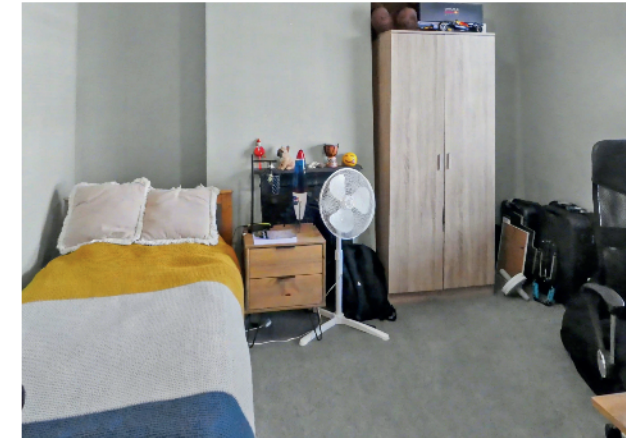
Pathway to front door.

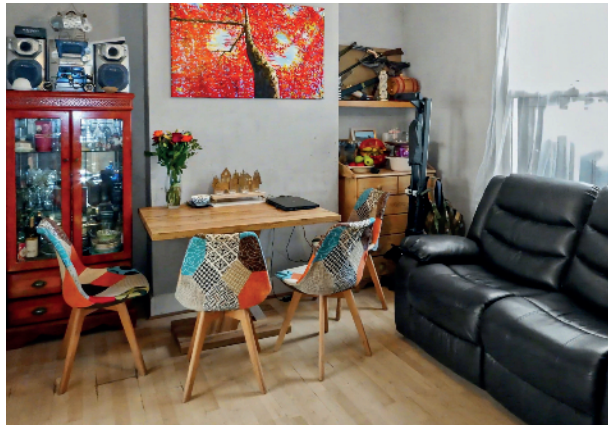
### Agents Note

Windows are all double glazed.  
Gas radiator heater.

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

**Directions:** From Banbury cross proceed east through the High Street and into George Street, turning right onto Broad Street. Newland Place is on the right.



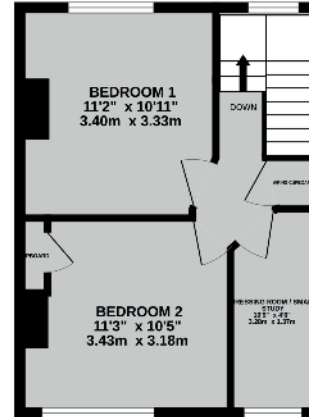
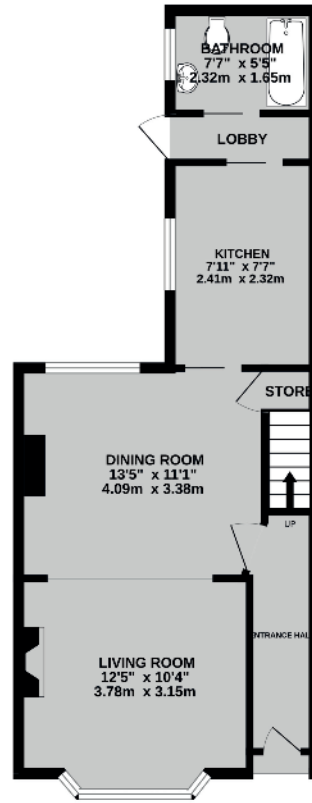




GROUND FLOOR  
 476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
 325 sq.ft. (30.2 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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 feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The measures, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Metropac 03/2006

**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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