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Publication name: NEW HOUSE, NEW ROAD - NEW, Page: 1



New House, New Road, Banbury, Oxon OX16 9PN
£299,950 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Well presented, individual detached house with garage and driveway within moments of amenities.

Entrance hall | Cloakroom |Kitchen/dining room | Lounge with patio doors to rear garden|Two bedrooms | Modern bathroom |Driveway| Detached garage| Double glazing | Gas central heating

Located in the heart of Banbury is this unique two bedroom brick built detached property providing well balanced accommodation throughout.

Ground Floor

Double glazed door with feature window to entrance hall.

Entrance hall: Tiled flooring. Double glazed window to front aspect. Stairs rising to first floor. Radiator. Doors leading to cloakroom and living room.

Cloakroom: Double glazed window to front aspect. Low level WC and modern wash handbasin. Radiator. Tiled flooring. Extractor fan.

Living room: Two double glazed windows to side aspect. Double glazed patio doors to rear garden. Herringbone flooring. Feature fireplace with gas fire inserted. Two radiators. Door leading to kitchen/dining room.

Kitchen/dining room: Dual aspect room with double glazed windows to front and rear aspect. Wooden double glazed door to side aspect. Area for dining table. Tiled flooring. Understairs storage cupboard. Range of base and eye level units with work surface over. Tile splashbacks. Stainless steel sink unit with mixer taps. Integrated oven hob and extractor fan. Integrated dishwasher. Integrated fridge. Space for washing machine. Space for fridge/freezer.

First Floor

Landing: Doors leading to bedrooms one, two and bathroom. Large eaves storage cupboard with power and light. Cupboard housing boiler and high pressure hot water cylinder.

Bedroom one: Light and airy double bedroom with double glazed window to side aspect. Two velux windows. Range of built-in wooden wardrobes offering a large amount of storage. Radiator.

Bedroom two: Single bedroom with double glazed window to side aspect. Radiator. Downlighters.

Bathroom: Obscured double glazed window to front aspect. Larger than average bathroom with white suite comprising of panelled bath with shower attachment over and shower screen and tile splashbacks, low level WC and wash handbasin with inset vanity unit and tile surround. Tiled flooring. The rest of the bathroom is ¾ tiled. Heated towel rail. Extractor fan. Built-in wall storage cupboard.

Outside

Front: Driveway parking for one/two vehicles. Leading to **detached pitched roof garage** with double doors and large eaves storage. Power and light in the garage. Gated side access leading to door to side of the property, following onto rear garden.

Rear garden: Enclosed by brick wall. Paved patio. Security lights leading from the side of the property to the rear garden.

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







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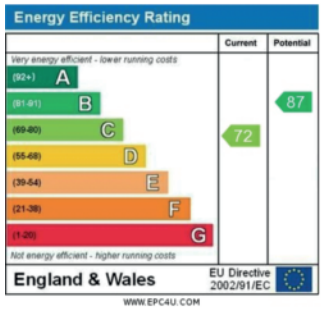


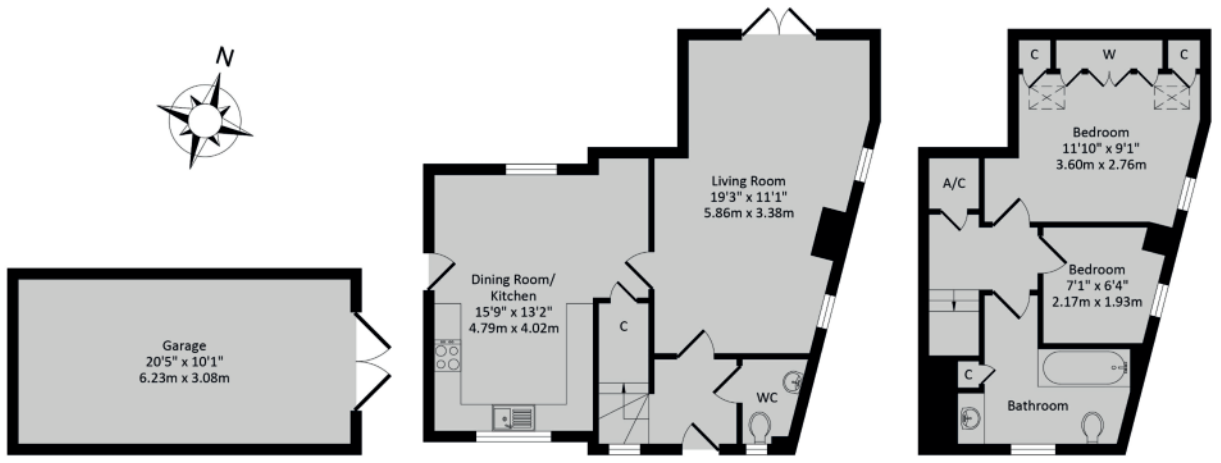
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Garage
207 sq.ft. (19.20 sq.m.) approx.

Ground Floor
481 sq.ft. (44.70 sq.m.) approx.

First Floor
322 sq.ft. (29.90 sq.m.) approx.





TOTAL APPROX. FLOOR AREA 1010 sq.ft. (93.80 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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