



6 Milton Street, Banbury, Oxon OX16 9PL  
'Guide Price' £280,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A well presented double fronted period property located within minutes of Banbury town centre*

**Entrance porch | Entrance hall | Cloakroom | Living room with feature cast iron fireplace | Separate dining room | Kitchen | Rear lobby/utility | Spacious landing | Two first floor double bedrooms | Bathroom | Courtyard rear garden | Driveway to front**

Providing generous size accommodation throughout, a characterful two bedroom Victorian town house benefiting from off road parking. The property provides character features such as Sash cord windows, fireplaces and original quarry tiled flooring in the kitchen.

#### Ground Floor

Front door.  
Entrance porch. Door through to entrance hall.

Entrance hall: Stairs rising off to first floor. Door to cloakroom.

Cloakroom: Low level WC. Wall hung handbasin. Tiling to splashback areas. Window to rear.

Living room: To front aspect. Feature cast iron fireplace.

Separate dining room: To front aspect.

Kitchen: Bowl and a half inset sink unit and drainer. Comprehensive range of contemporary light wood fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Space for fridge/freezer. Integrated 4 ring gas hob with electric oven under, extractor over.

Utility/rear lobby: Free space and plumbing for washing machine. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Tiling to splashback areas. Door giving access to courtyard garden.

#### First Floor

Half landing with window to rear.  
Main landing: Access to loft.

Bedroom one: Double bedroom to front aspect with fitted wardrobe

Bedroom two: Double bedroom to front aspect.

Bathroom: Spacious bathroom. White suite consisting of panel bath with shower unit over, pedestal handbasin and low level WC. Airing cupboard housing hot water tank and immersion heater. Shaver socket. Window to rear.

#### Outside

Rear garden: Low maintenance courtyard garden, enclosed by brick walling. Flower beds and hedgerow. The garden measures 25 ft in width x 10 ft depth approximately.

Front: Laid to shingle providing off road parking for one/two vehicles.

Services: All Council Tax Banding: B  
Authority: Cherwell District Council  
Directions: From Banbury Cross proceed south on the Oxford Road, taking the first right turn into Crouch Street and first left turn into New Road. Milton Street is the first right turn.



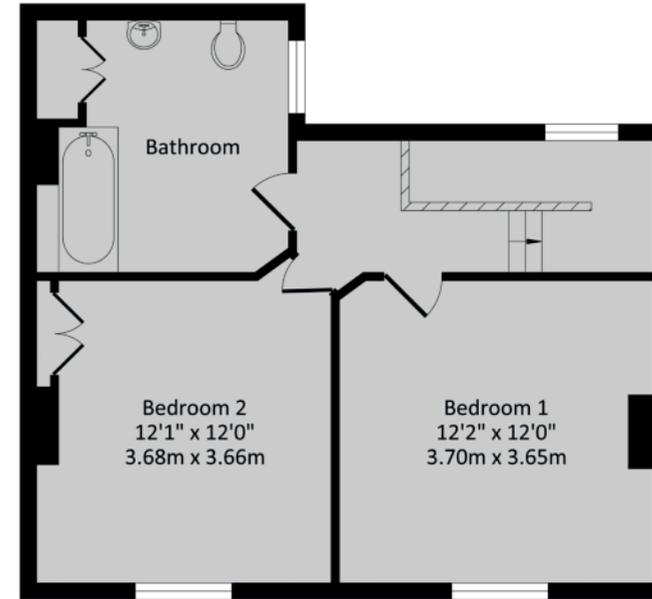
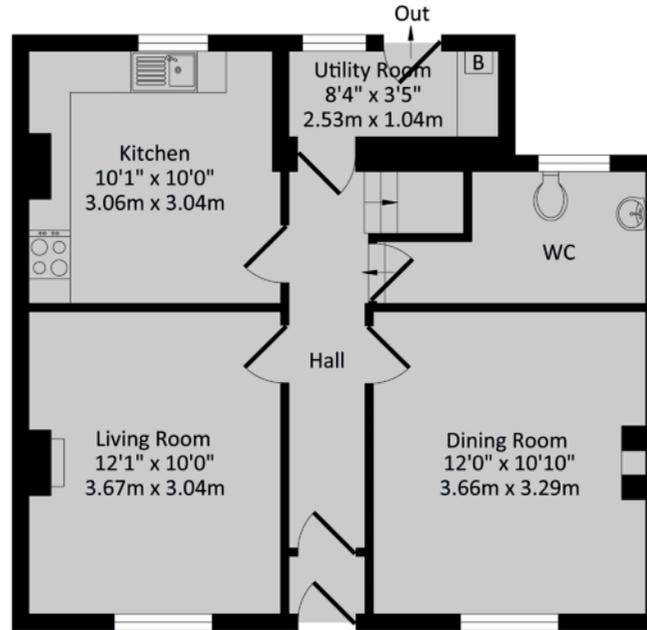




Ground Floor  
 520 sq.ft. (48.30 sq.m.) approx.



First Floor  
 478 sq.ft. (44.40 sq.m.) approx.



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

TOTAL APPROX. FLOOR AREA 998 sq.ft. (92.70 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.

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