



14 Newland Place, Banbury, Oxon OX16 5BU  
Offers above £200,000

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Estate Agents  
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Property Lettings





*A deceptively spacious town house located in the heart of Banbury, offered with no onward chain.*

**Entrance hall | Living room | Separate dining room | Kitchen  
| Two first floor double bedrooms | Bathroom | Courtyard  
garden | Small garden to front | On street parking**

Located within moments of the town centre and further amenities, a spacious two bedroom period property.

#### Ground Floor

Recessed porch.

Front door.

**Entrance hall:** Stairs rising to first floor. Door to living room.

**Living room:** Feature walk-in bay window. Original wood flooring. Night storage heater. Door to dining room.

**Dining room:** Also access from the hallway. Stone fireplace. Original wood flooring. Night storage heater. Double glazed window to rear. Useful understairs storage cupboard. Walkway through to kitchen.

**Kitchen:** Stainless steel sink unit and drainer. Range of wall and base units. Work surface, free space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Window overlooking courtyard. Door giving access to courtyard.

#### First Floor

Half landing. Door to bathroom.

**Bathroom:** Generous size bathroom comprising of panel bath with electric shower unit over, pedestal hand basin and low level WC. All walls are fully tiled. Airing cupboard housing hot water tank and immersion heater. Further store cupboard.

Stairs up to **main landing**. Access to loft. Door to master bedroom.

**Master bedroom:** Generous double bedroom to front aspect with double glazed windows to front. Fitted wardrobe. Electric heater.

**Bedroom two:** Double bedroom. Electric heater. Original wood flooring. Double glazed window.

#### Outside

**Rear garden:** Brick wall enclosed courtyard garden. Useful brick built store.

**Front:** Small front garden. Pathway to front door.

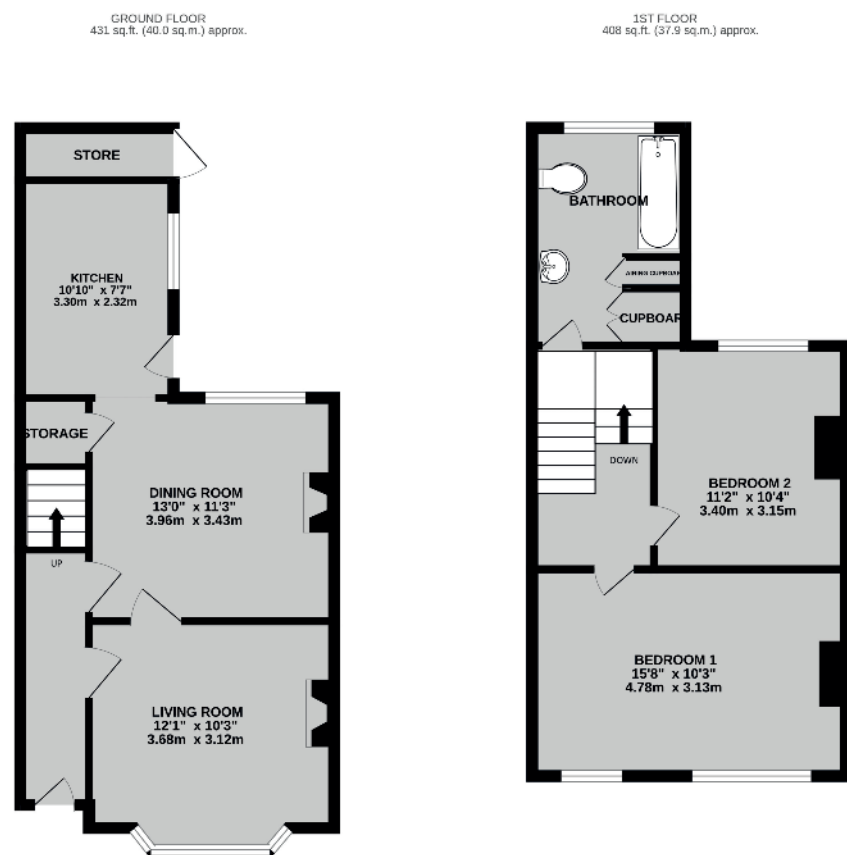
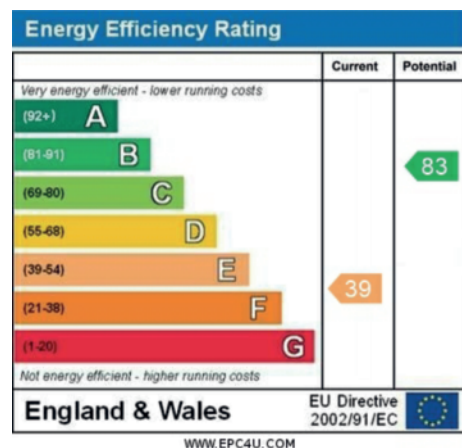
Services: All Council Tax Banding: B  
Authority: Cherwell District Council

**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.









TOTAL FLOOR AREA: 839 sq.ft. (77.9 sq.m.) approx.  
 These measurements have been made to ensure the accuracy of the floor area covered by the measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this document. The data is for illustrative purposes only and should not be used for any purpose other than the intended purpose. The various systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.  
 Model and Example 00000

**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.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk



Viewing: Through appointment with Stanbra Powell