



15a South Street, Banbury, Oxon OX16 3LB  
'Offers in the region of' £225,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A unique characterful property offered in excellent decorative order throughout enjoying a no-through road position on the East side of Banbury*

**Entrance porch | Kitchen/breakfast room | Inner hallway | Living room | Double bedroom | Second bedroom/study | Shower room | Substantial brick built detached outbuilding (two floors) | South facing private rear garden | Garden to front**

Located within walking distance of the town centre and railway station an individual two bedroom property benefiting from substantial two storey outbuilding offering an abundance of character and versatile accommodation.

**Accommodation:**

Front door.  
Entrance porch. Door through to;

**Kitchen/breakfast** installed approximately two and a half years ago comprising of bowl and a half inset sink unit and drainer, comprehensive range of contemporary shaker style base units with solid oak work surfaces. Exposed brick work. Free space and plumbing for washing machine. Integrated slim-line dishwasher. Space for cooker with stainless steel canopy extractor. Space for fridge/freezer. Karndean flooring

Walkway through to;  
**Inner hallway** with radiator. Door giving access to garden. Door through to;  
**Living room:** Laminate flooring. Window to side aspect. Semi-vaulted room. Tongue and groove door giving access to bedroom.  
**Double bedroom** with laminate flooring. Cupboard housing Worcester gas boiler for domestic hot water and central heating. From the living room walkway through to;  
**Bedroom two/study area:** Window to rear and window to side. Laminate flooring. Door through to;  
**Shower room:** Fully tiled shower cubicle, pedestal handbasin and low level WC. Complementary tiling to splashback areas. Semi-vaulted ceiling. Extractor. Window to rear.

**Outside:**

**Rear garden:** Enclosed South facing low maintenance garden. Laid to shingle. Patio. Raised flower beds. Useful outside store. Outside tap.

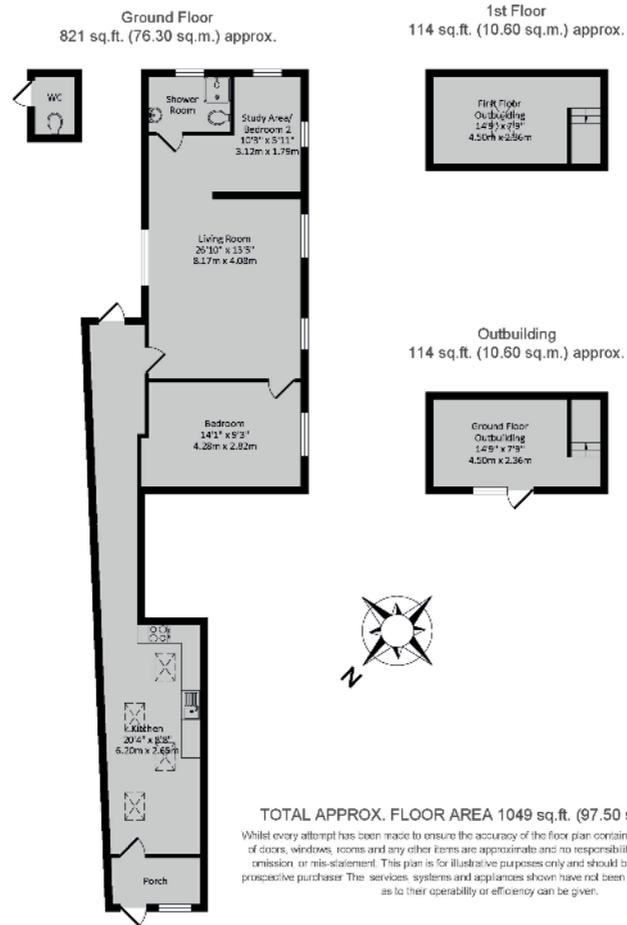
**Substantial two storey brick built outbuilding** with the first floor currently used as an office. Skylight window and recessed spotlights on the first floor. Electric heater. Light and power. Telephone point. Ground floor has light and power connected.

**Front:** Wrought iron railings. Concrete hardstanding. Pathway to front door.

**Energy efficiency rating: C**







**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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Viewing: Through appointment with Stanbra Powell



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