



18 South Street, Banbury, Oxon OX16 3LB  
£250,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings







*A substantial four storey Victorian town house enjoying no-through road location requiring some updating.*

**Entrance hall | Living room | Kitchen | Utility room |  
Basement | Two first floor bedrooms | Bathroom | Two  
further bedrooms to second floor | Generous size rear  
garden | Garden to front | On street parking**

Located on the east side of Banbury within comfortable walking distance of the railway station and town centre, a spacious and versatile four bedroom, four storey town house offered with no onward chain. The property offers spacious accommodation and would now benefit from updating. The property benefits from gas central heating and double glazing.

#### Ground Floor

Front door.

**Entrance hall:** Engineered oak flooring. Stairs rising to first floor. Door through to;

**Living room:** Engineered oak flooring. Double glazed window to front aspect. Radiator.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of wall and base units. Space for cooker. Free space and plumbing for dishwasher. Wall mounted gas boiler for domestic hot water and central heating. Radiator. Double glazed window to rear aspect. Door to lobby with stairs leading down to;

**Cellar:** Light connected. Height level 6'3 approximately.

From the kitchen door through to utility.

**Utility:** Laminate flooring. Sink unit and drainer. Free space and plumbing for washing machine. Double glazed window to side. Door to side giving access to garden.

#### First Floor

**Landing:** Stairs rising off to second floor.

**Bedroom one:** Generous double bedroom to front aspect with two double glazed windows. Radiator.

**Bedroom four:** Generous size single bedroom to rear aspect. Radiator.

**Bathroom:** White suite comprising of panelled bath with thermostatic shower unit, pedestal handbasin and low level WC. Store cupboard. Tiling to splashback areas. Radiator. Window to rear.

#### Second Floor

**Landing.**

**Bedroom two:** Generous double bedroom to front aspect. Two windows to front aspect. Radiator.

**Bedroom three:** Double bedroom to rear aspect. Radiator.

#### Outside

**Rear garden:** Predominately laid to lawn. Patio area. Fencing to boundaries. South facing. Measuring approximately 60ft in length.

**Front:** Enclosed front garden. Pathway to front door. On street parking.

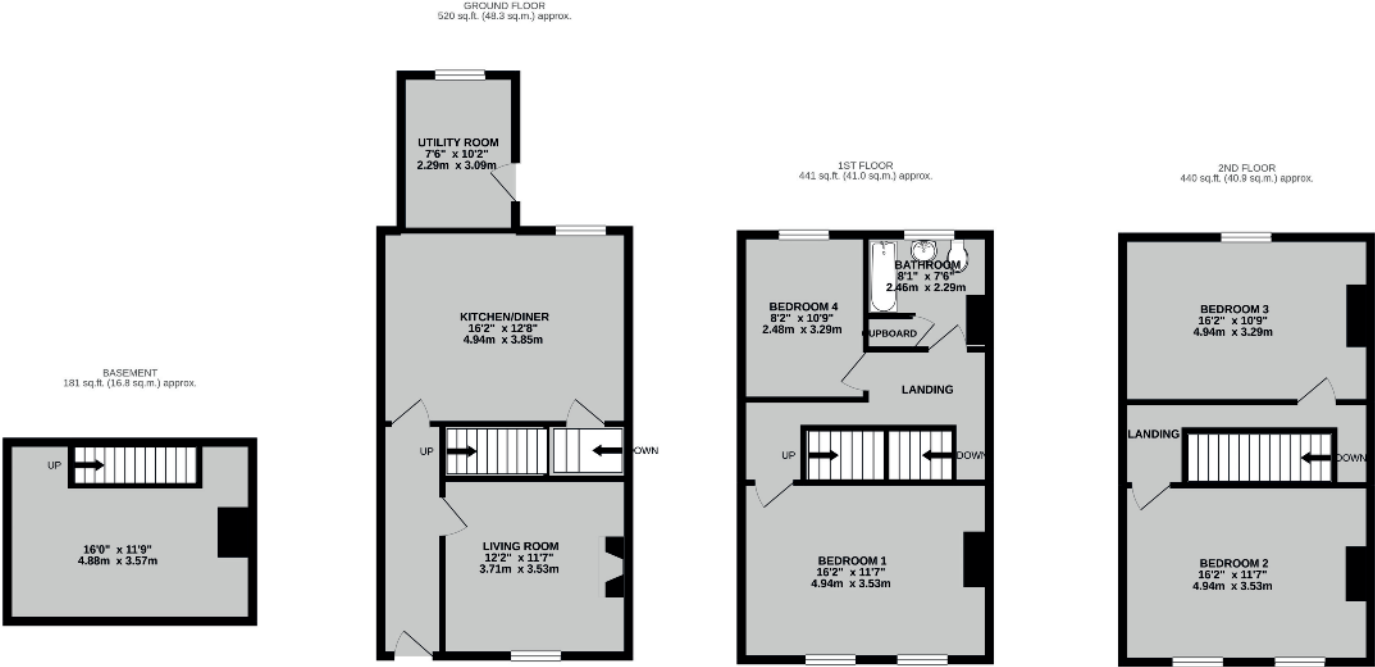
#### Energy efficiency rating: D

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

**Directions:** Directions: From Banbury Cross proceed east through the High Street and into George Street. Continue over the traffic lights to the next set of traffic lights and turn left into Windsor Street and at the next set of traffic lights turn right into the Middleton Road. Take the second left turn into West Street and second right turn into South Street.







TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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 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.  
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**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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