



155 Causeway, Banbury, Oxon OX16 4SF
Guide Price £325,000 Freehold

**Stanbra
Powell**

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Property Lettings

Three bedroom semi-detached home with large garden.

Entrance hallway | Living room | Dining room | Kitchen | Cloakroom | Three double bedrooms | Shower room | 80 ft rear garden | Driveway | No onward chain

Located within easy walking distance of the town centre and railway station is this three bedroom semi detached home, benefiting from two reception rooms, kitchen, cloakroom, three double bedrooms, driveway, and garden measuring approximately 80 ft in length. This property is offered for sale with no onward chain.

Ground Floor

Entrance via covered porch. UPVC front door to entrance hallway.

Entrance hallway: Stairs rising to first floor. Radiator.

Dining room: UPVC double glazed window to the front aspect. Radiator. Ample space for dining table and chairs.

Living room: Two UPVC double glazed windows to front aspect. Radiator. Gas fire with wooden surround.

Kitchen: A range of base and eye level units, laminate worktop. Tiling to splashback areas. Built-in oven 4 ring gas hob with extractor hood above. Sink unit. Plumbing and space for washing machine, and dishwasher, as well as undercounter fridge. Larder cupboard. Large understairs storage cupboard with UPVC double glazed window to the rear aspect. Tiled flooring. UPVC double glazed window overlooks the rear garden. Wall mounted boiler. Radiator.

Utility: Tiled flooring. Space for full height fridge/freezer. UPVC double glazed door leads to rear garden.

Cloakroom: Two piece white suite comprising low level WC and wash hand basin. Obscured double glazed window to the rear aspect. Tiled flooring.

First Floor

Landing: Overstairs storage cupboard. UPVC double glazed window overlook rear garden. Access to loft.

Bedroom one: Large double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobe.

Bedroom two: Good sized double bedroom with UPVC double glazed window to the front aspect. Radiator.

Bedroom three: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Cupboard housing hot water tank.

Shower room: Three piece white suite comprising low level WC, wash hand basin with built-in storage underneath, corner shower with electric shower over. Tiling splashback areas. Radiator. UPVC double glazed obscured window to the rear aspect.

Outside

Front: Large Block paved driveway for approximately four to five vehicles, enclosed by low level fencing.

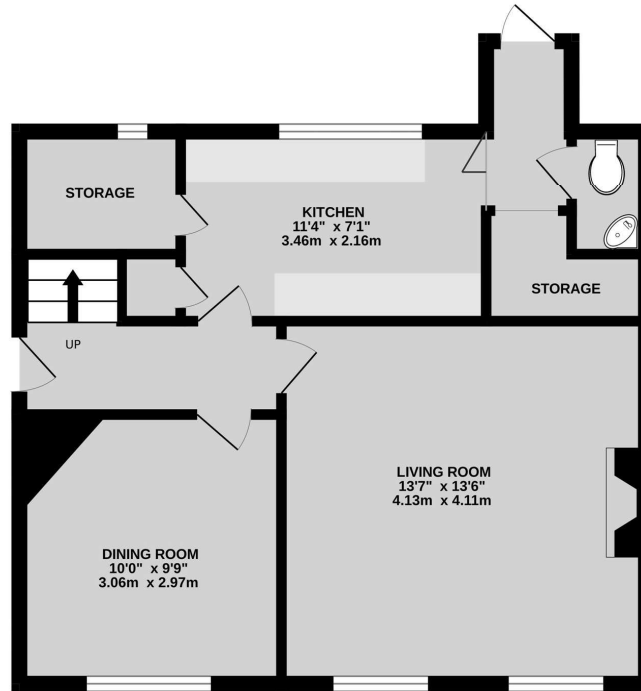
Rear garden: Measuring approximately 80 ft in length. Paved patio area. Gated side access. Outside tap. Picket gate which leads to the main part of the garden with a paved patio pathway through the middle to the rear. There are various shingle flower beds and a pond with a grass area to the rear. Various hardstandings for sheds. The garden itself is enclosed by timber panel fencing.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street, continue to the T-Junction and take the left turn into Lower Cherwell Street, turn right at the traffic lights onto Bridge Street, first right onto Merton Street, follow this road until taking a left onto Thorpe Way then turn left onto Causeway.

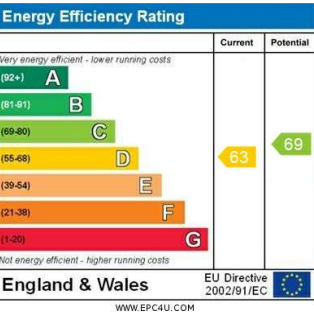
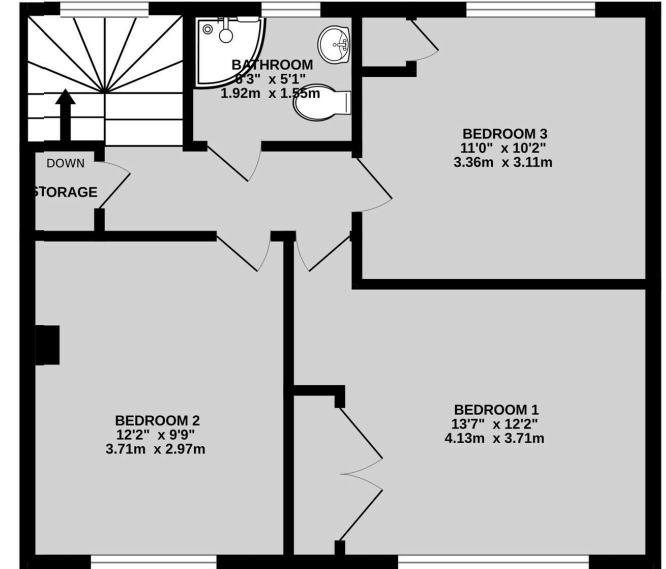




GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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.

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