



10 Causeway

Banbury, Oxfordshire, OX16 4SL



ROUND & JACKSON  
ESTATE AGENTS





A beautifully presented Victorian town house with many period features and spacious accommodation arranged over three floors located close to the train station and town centre.

#### The property

10 Causeway, Banbury is a beautifully presented Victorian town house which is conveniently located on the eastern side of town and close to the train station and town centre. The property has spacious accommodation arranged over three floors and there are some lovely period features which include an open fireplace, stripped wooden flooring, some original doors, quarry tiled flooring and an attractive bay window. On the ground floor there is an entrance hallway, a sitting room with a bay window and open fireplace, a kitchen/breakfast room and a rear lobby giving access to the garden. On the first floor there is a landing with stairs to the second floor, a double bedroom and a large family bathroom. On the second floor there is a further double bedroom with stripped wooden flooring and a dormer window. To the front there is a small paved garden which is landscaped and enclosed with wrought iron railings and a gate. To the rear there is a private walled garden which is laid to lawn and has bricked pathway. There is also a useful brick built garden room at the foot of the garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Entrance hallway with doors leading to the sitting room and kitchen/dining room.

#### Sitting Room

A characterful reception room with a bay window to the front, an open fireplace, stripped wooden flooring and corniced ceilings.

#### Kitchen/Dining Room

Spacious kitchen/dining room located to the rear with tiled flooring, fitted kitchen units with worktops and a butlers sink, small range cooker within chimney breast, recessed storage cupboard and a sash window to the rear. Stairs to first floor and door to rear lobby.

#### Lobby

A useful space with tiled flooring a storage cupboard housing the boiler, sash window to rear and a door to the garden.

#### First Floor Landing

Doors to the bedroom and bathroom, stairs to second floor, wooden floor boards.

#### Bedroom One

A large double room with two sash windows to the front, a built in wardrobe and stripped wooden flooring.

#### Family Bathroom

A very spacious and beautifully fitted bathroom with wooden floorboards and a window to the rear. Fitted roll top bath with shower over and mixer taps with additional shower attachment, a wash hand basin and low level W.C. Useful storage cupboard with space for a washing machine.

#### Bedroom Two

A large double room with wooden floorboards, a window to the front, eaves storage and a feature closed fireplace.

#### Outside

To the front there is a small paved garden which is landscaped and is enclosed with wrought iron railings and gate. To the rear there is a private walled garden which is laid to lawn and has bricked patio. Within the garden there is a brick built room which could be used as a home office or summer house. There is power, light and water connected.



### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed eastwards via the High Street and into George Street. At the traffic lights turn left into Windsor Street and then at the crossroads traffic lights turn right into the Middleton Road. Continue over the bridge and turn right at the traffic lights into Merton Street. Continue to the roads end and turn left at the T-junction and then left again into the Causeway. Follow this road to the end and park up where available on the left hand side where number 10 will be found as the second from last house on the left hand side.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band B.

### Tenure

A Freehold property.

### Viewing Arrangements

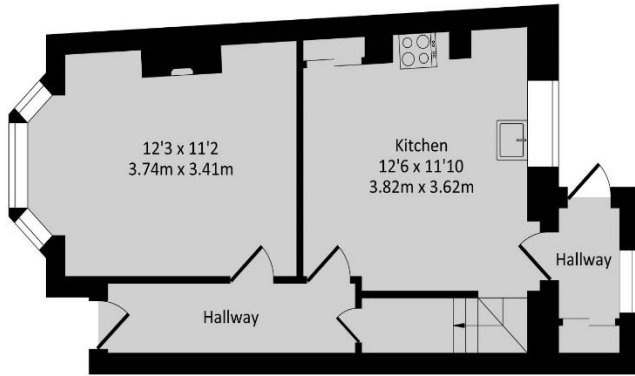
Strictly by prior arrangement with Round & Jackson.

### Agents Note

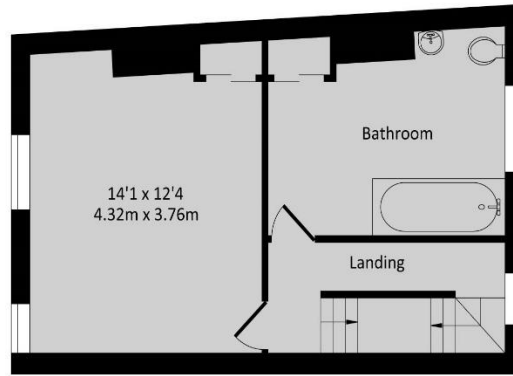
There is a right of way in favour of this property to cross the neighbouring rear to access the alley at side of that property.



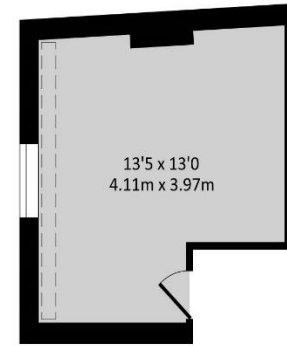
Ground Floor  
Approx. Floor  
Area 405 Sq.Ft.  
(37.6 Sq.M.)



First Floor  
Approx. Floor  
Area 331 Sq.Ft.  
(30.8 Sq.M.)



Second Floor  
Approx. Floor  
Area 159 Sq.Ft.  
(14.8 Sq.M.)



**Total Approx. Floor Area 895 Sq.Ft. (83.2 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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