



67 Causeway

Banbury, Oxfordshire, OX16 4SH



ROUND & JACKSON
ESTATE AGENTS





A spacious and well presented three bedroom property located on the eastern side of town located within walking distance of the train station, town centre and a wide range of amenities.

The property

67 Causeway, Banbury is a spacious and well-presented three-bedroom terraced property, ideally situated within walking distance of the train station, town centre, primary school and a range of everyday amenities. The property is arranged over two floors and offers well-proportioned accommodation throughout. The first floor comprises an entrance hall, sitting room and kitchen/diner, whilst to the second floor there are three good-sized bedrooms, a family bathroom and a separate W/C. To the rear, the property benefits from a private, low-maintenance garden, whilst to the front there is a lawned garden which offers potential to create additional off-road parking, subject to the necessary consents.

Entrance Hall

Main door to the front, door to the sitting room and stairs rising to the first floor.

Sitting Room

A good sized reception room with an understairs cupboard, window to the front aspect and a door leading to the kitchen.

Kitchen/Diner

Fitted with a range of modern eye-level cabinets, base units and drawers, with work surfaces over, tiled splashbacks and a stainless steel sink and drainer. There is an integrated electric oven with a gas hob and extractor hood over, along with space and plumbing for a washing machine and space for a freestanding fridge/freezer. The kitchen also provides ample space for a dining table and chairs, with a window overlooking the rear aspect and a door providing access to the rear garden.

First Floor Landing

A spacious landing with doors leading to all first-floor accommodation. There is also a useful airing cupboard housing the gas-fired boiler and providing additional storage, together with a hatch providing access to the roof space.

Bedroom One

A large double bedroom with room for a wide range of furniture. A useful built in cupboard and two windows to the front aspect.

Bedroom Two

A double bedroom with a window to the front and rear aspect.



Bedroom Three

A double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over and a wash hand basin. Floor to ceiling tiles and a window to the rear aspect.

W/C

Fitted with a low level W/C with a window to the rear aspect.

Outside

To the front, there is a lawned garden enclosed by hedge borders. To the rear, the property benefits from a private, low-maintenance garden, which is predominantly gravelled and features a small patio area at the foot of the garden, together with a side gate providing access to the communal parking area where the current owners currently park two vehicles.



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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and into the Middleton Road. After crossing the railway bridge take the first right into Merton Street and at the end of the road, turn left. At the next T-junction turn left onto Causeway and continue for a short distance where the property will be found on your right hand side.

Anti Money Laundering

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.



Services

All mains services connected. The gas fired boiler is located in the landing cupboard.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

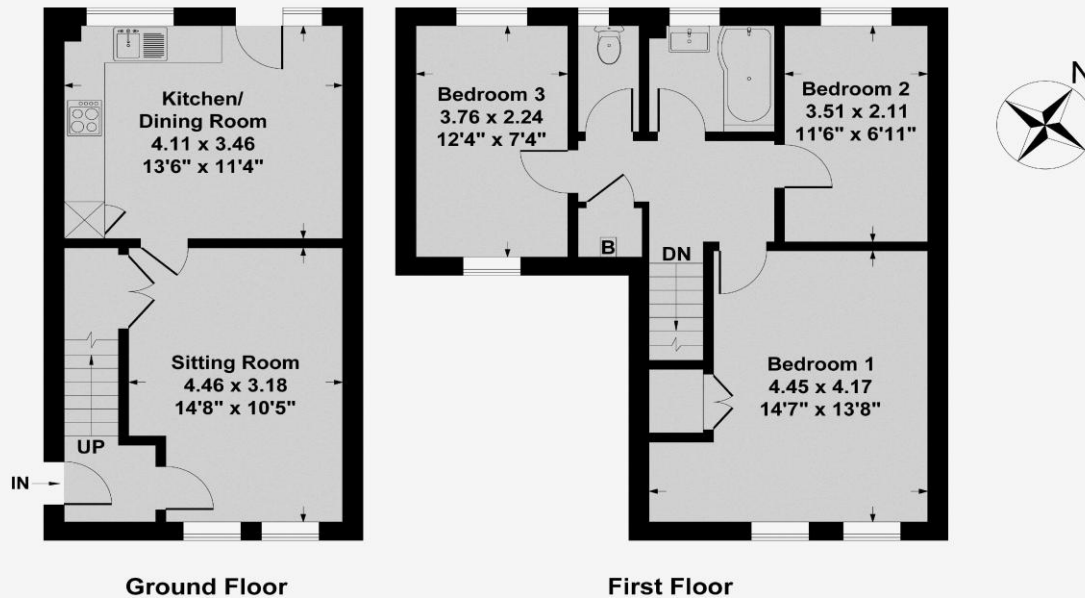
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £275,000

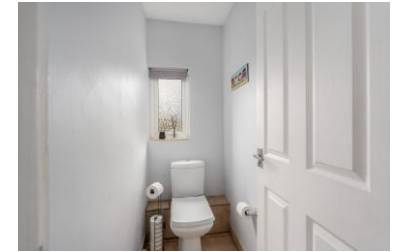




Ground Floor Approx Area = 33.16 sq m / 357 sq ft
First Floor Approx Area = 46.10 sq m / 496 sq ft
Total Area = 79.26 sq m / 853 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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