



Causeway
Banbury



ROUND & JACKSON
ESTATE AGENTS



54 Causeway

Banbury, OX16 4SL

£240,000

A well presented two bedroom Victorian property with a private rear garden and located within easy walking distance of the town centre and train station.

The Property

54 Causeway, Banbury is a well presented, two double bedroom, end of terrace Victorian property with a private rear garden. The property is located within easy walking distance of the train station and town centre and is close to many shops and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, dining room and a kitchen. On the first floor there is a landing, two large double bedrooms and a family bathroom. Outside to the rear there is a pleasant and very private garden which also has side access to the front of the property. Parking can be found on street on a first come first served basis. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading to the sitting room and dining room.

Sitting Room

A large reception room with a window to the rear aspect and stairs rising to the first floor. There is a useful understairs storage cupboard and a door leading into the kitchen. The room has a brick-built fireplace, however, this has not been used by the current owner.

Dining Room

A nice size room with a window to the front aspect. This room may have originally been used as the sitting room but it is currently being used as a study. There is a brick-built fireplace, however, this has not been used by the current owner. There are exposed floorboards throughout the room.

Kitchen

To the rear of the property and fitted with a range of fitted cabinets with wood effect worktops over. There is an inset sink with drainer and there is a window and door leading into the rear garden. The kitchen has space for a cooker, space and plumbing for a washing machine and there is tile effect vinyl flooring fitted throughout. The wall mounted Worcester gas fired boiler is located here also.

First Floor Landing

Doors leading to all the first floor rooms and a loft hatch which provides access to the roof space. The loft is partially boarded and has lighting.

Bedroom One

A large double bedroom with a window to the front aspect. There are exposed floorboards and there is plenty of space for wardrobes and other furniture.

Bedroom Two

A large double bedroom with a window to the rear aspect and there is a large built-in shelved cupboard.

Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, toilet and a wash basin. There is a Triton electric shower over the bath and attractive white tiled splashbacks. Window to the side aspect and vinyl flooring throughout.

Outside

To the rear of the property there is private garden with a variety of shrubs and bushes. There is a central pathway and further pathway giving access to the front of the property. There is a former privy adjoining the property which is now used for storage and there is also an outside tap fitted. There is a further gate at the foot of the garden which the neighbouring property has a right of access from, however, this is rarely used. To the front of the property there is a low maintenance scattered slate area with a pathway and established shrubs and flowers. This is fronted by pretty iron railings and a gate.

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 continue to the end of the road and then bear left. At the next T-junction turn left onto Causeway and continue towards the end of the road where number 54 will be found on your left hand side.

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 (55 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.

Services

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

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

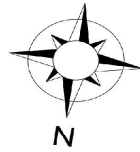
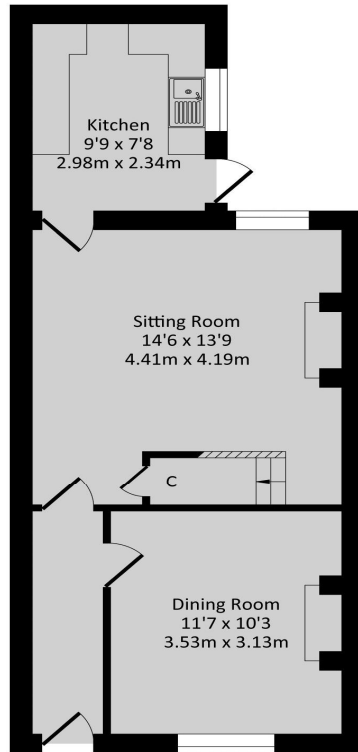
By prior arrangement with Round & Jackson.

Tenure

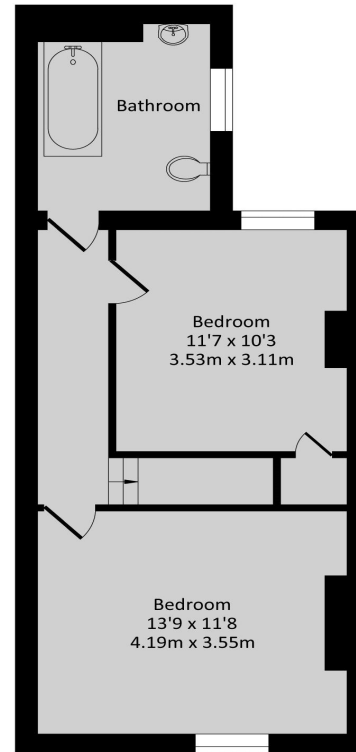
A freehold property.



Ground Floor
Approx. Floor
Area 446 Sq.Ft.
(41.40 Sq.M.)



First Floor
Approx. Floor
Area 446 Sq.Ft.
(41.40 Sq.M.)



Total Approx. Floor Area 892 Sq.Ft. (82.80 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 and 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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