



144 Causeway
Banbury



ROUND & JACKSON
ESTATE AGENTS



144 Causeway

Banbury, OX16 4SQ

£250,000

An extended, two double bedroom Victorian home with a very large garden, a garden room and off road parking to the rear. The property is located within easy walking distance to the town centre and train station.

The Property

144 Causeway, Banbury is an extended two bedroom Victorian terraced property with a garden measuring over 100 feet and benefits from having a purpose built garden room with power and lighting and gated access to a parking area at the foot of the garden and accessed via Merton Street. The property is located within easy walking distance to the train station as is presented in good order throughout. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an open-plan sitting room/dining room, a large kitchen diner which forms part of a rear extension and there is a shower room with W.C. On the first floor there are two good size double bedrooms. Outside to the rear there is a large garden measuring over 100 feet with established planting throughout and a pond. There is also a useful garden room which is insulated, with power and lighting and there is off-road parking at the foot of the garden which is accessed via Merton Street. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Sitting Room

Accessed via the front door, a large open-plan room which would probably have been two reception rooms originally. There are stairs rising to the first floor and there is a door leading into the shower room with W.C. There is a window to the front aspect with good quality wooden flooring fitted throughout and there is plenty of space for furniture.

Shower Room And W.C

A good size, ground floor shower room which is fitted with a white suite comprising a shower cubicle with Triton electric shower fitted, a toilet and a wash basin. There are white tiled splash backs, tiled flooring and there is a heated towel rail fitted. The shower room is bathed in light from a large roof window.

Kitchen/Breakfast Room

A superb open-plan kitchen/breakfast room which is bathed in light from four super roof windows. The room forms part of a rear ground floor extension which was completed in around 2002 by the current owner. The kitchen is fitted with a range of wooden cabinets with worktops over and tiled splash backs. There is an inset double sink with drainer and there is an integrated electric oven, a four ring electric hob and an extractor hood. There is space for a free standing fridge freezer and space and plumbing for a washing machine. The whole kitchen has tiled flooring throughout and there is plenty of space for a table and chairs and there are double doors leading into the rear porch and garden.

Rear Porch

A useful addition to the property with tiled flooring and double doors leading into the rear garden.

First Floor Landing

A small landing with doors leading to the bedrooms.

Bedroom One

A large double bedroom with a window to the front aspect and a built-in wardrobe with shelving. There is good quality wooden flooring throughout.

Bedroom Two

A good size double bedroom with a window to the rear aspect and a built-in shelved cupboard which houses the Worcester combination boiler which was replaced in around 2023. There is good quality wooden flooring throughout.

Garden Room/Studio

A really useful addition which the current owner bought in around 2016. Currently being used as a work studio but could be used for many things. The room was purpose built by Green Retreats and is fully insulated with power and lighting and there are double doors opening into the garden and three windows to the rear.

Outside

To the rear of the property there is a large garden measuring 100 feet. The garden is a very pleasant place to be with paved areas and pretty planting throughout. There is a small pond and a further paved seating area towards the end of the garden towards the garden room. Beyond the garden room there is a vegetable bed and some trees and shrubs and there is off-road parking for one vehicle, accessed via Merton Street. The parking could be increased by perhaps removing some trees and shrubs. To the front of the property there is a paved garden with a gate and fence which is ideal for wheelie bin storage

Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and into the Middleton Road. Take the first right into Merton Street and continue to the end of the road and then bear left. At the end of the road turn left onto Causeway where number 144 will be found immediately 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 second bedroom.

Local Authority

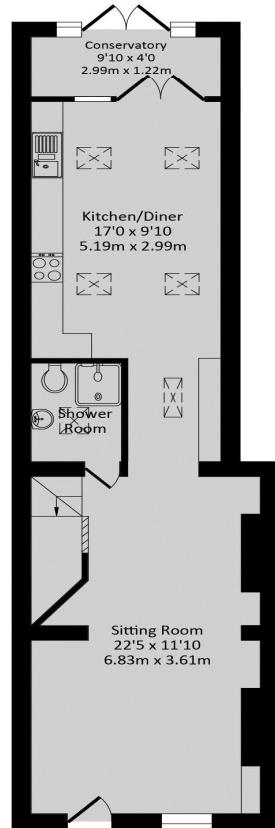
Cherwell District Council. Tax band A.

Viewing Arrangements

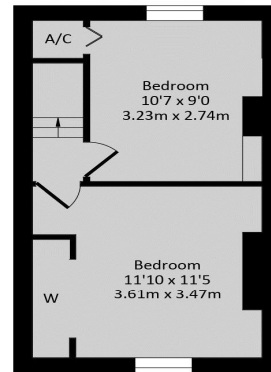
By prior arrangement with Round & Jackson. A freehold property.



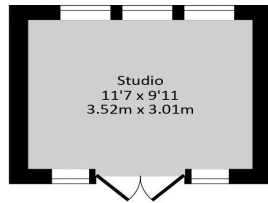
Ground Floor
Approx. Floor
Area 551 Sq.Ft.
(51.20 Sq.M.)



First Floor
Approx. Floor
Area 266 Sq.Ft.
(24.70 Sq.M.)



Outbuilding
Approx. Floor
Area 114 Sq.Ft.
(10.60 Sq.M.)



Total Approx. Floor Area 931 Sq.Ft. (86.50 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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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