



141 Causeway, Banbury, Oxon OX16 4SG  
£315,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings







*A semi detached house providing generous size accommodation conveniently located within easy access of Junction 11 M40, walking distance of the railway station and town centre.*

**Entrance hall | Living room | Separate dining room | Kitchen | Rear lobby | Cloakroom | Utility/laundry room | Three bedrooms | Bathroom | Generous size rear garden | Workshop | Garden to front | Driveway for two/three vehicles**

Offered with no onward chain a well presented three bedroom semi detached house enjoying a generous size rear garden and workshop, also providing off road parking for several vehicles.

### Ground Floor

Canopy porch leads to entrance hall.

**Entrance hall:** Tiled flooring. Stairs rising to first floor. Door through to living room.

**Living room:** Feature cast iron log burner. Two double glazed windows to front aspect. Laminate flooring.

From the hallway door through to separate dining room currently used as a bedroom. Laminate flooring. Cast iron fireplace. Double glazed window to front aspect. Door through to kitchen.

**Kitchen:** Stainless steel sink unit and drainer. Comprehensive range of contemporary wall and base units. Ample work surfaces. Tiling to splashback areas. Integrated 4 ring electric hob with electric oven under, extractor over. Free space and plumbing for washing machine. Double glazed window overlooking garden. Door through to pantry with matching flooring. Window to rear.

From the kitchen door to rear lobby, tiled floor and door giving access to rear garden. Door to utility/laundry room. Free space for tumble dryer. Light and power in this room. From the rear lobby door to cloakroom with matching flooring. Low level WC. Double glazed window to rear aspect.

### First Floor

**Half landing:** Double glazed window to side aspect.  
**Main landing:** Cupboard housing gas combination boiler for domestic hot water and central heating. Access to loft. Door to master bedroom

**Bedroom one:** Double bedroom with double glazed window to front aspect. Feature cast iron fireplace.

**Bedroom two:** Double bedroom with double glazed window to front aspect.

**Bedroom three:** Double bedroom with double glazed window to rear aspect.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower. Pedestal handbasin. Low level WC. Tiling to splashback areas. Heated towel rail. Double glazed window to rear aspect.

### Outside

**Rear garden:** Measuring approximately 75 ft in length. Predominately laid to lawn. Decking area. Outside tap. Access to driveway via personal gate. To the rear is a further area laid to shingle.

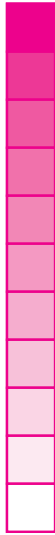
**Large brick built workshop:** Light and power connected.

**Front:** Area laid to lawn with pathway to front door.

**Shingle driveway** providing off road parking for several vehicles.

Services: All Council Tax Banding: B  
Authority: Cherwell District Council

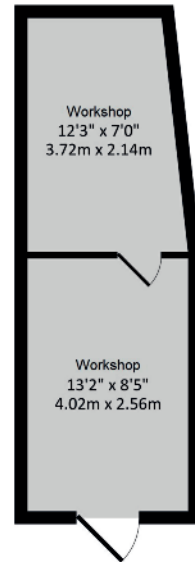
**Directions:** From Banbury Cross proceed east through the High Street, continue to the T-Junction and take the left turn into Lower Cherwell Street, turn right at the traffic lights onto Bridge Street, first right onto Merton Street, follow this road until taking a left onto Thorpe Way then turn left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



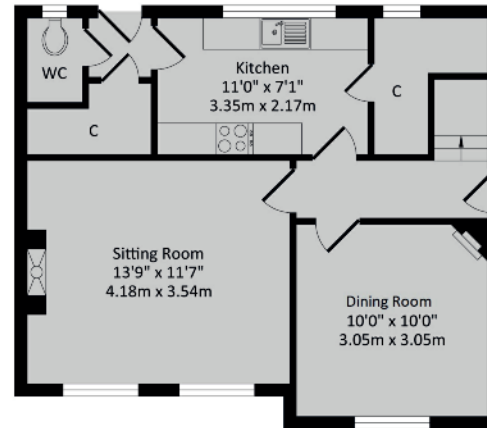




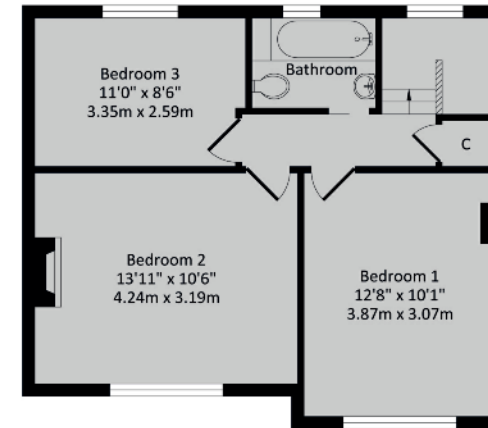
Garage  
 208 sq.ft. (19.30 sq.m.) approx.



Ground Floor  
 476 sq.ft. (44.20 sq.m.) approx.



First Floor  
 476 sq.ft. (44.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1160 sq.ft. (107.70 sq.m.) approx.

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**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.

Viewing: Through appointment with Stanbra Powell



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