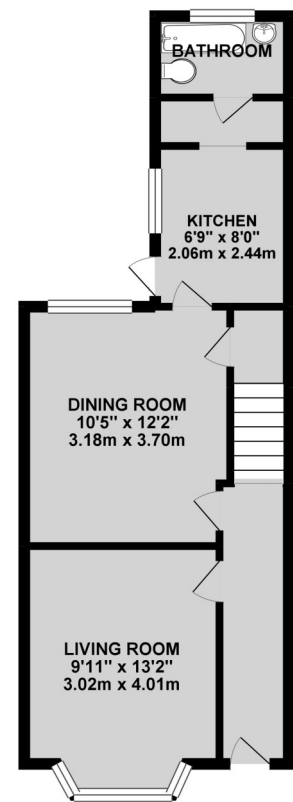
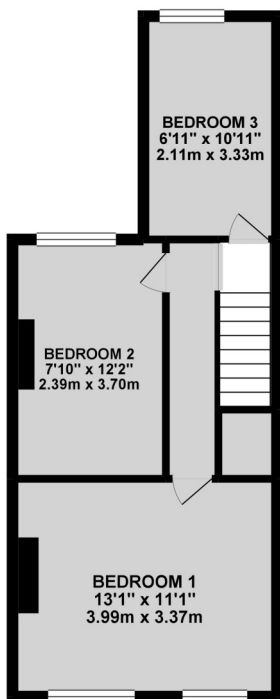


GROUND FLOOR 420.01 sq. ft.  
( 39.02 sq. m. )

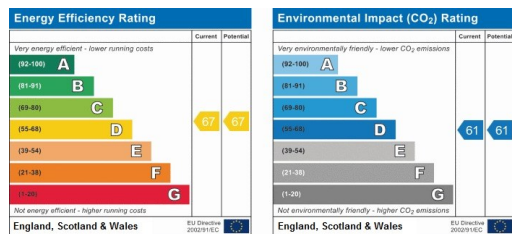


1ST FLOOR 387.85 sq. ft.  
( 36.03 sq. m. )



TOTAL FLOOR AREA : 807.85 sq. ft. ( 75.05 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Mapbox ©2019



86 Causeway  
Banbury  
Oxon  
OX16 4SQ  
£189,950

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All

**CURRENT COUNCIL TAX BANDING:** B **LOCAL 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.

**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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)

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## DESCRIPTION:

### Ground Floor:

Access via wooden door to;

Entrance hallway: Stairs rising to first floor. Doors to all ground floor accommodation. Single panel radiator.

Living room: UPVC double glazed bay window to front aspect. Double panel radiator. Cupboard housing modern trip switch fuse box and gas and electric meters.

Dining room: UPVC double glazed window to rear aspect. Double panel radiator. Understairs storage cupboard. Door through to;

Kitchen: Base and eye level units. Laminate work top. Tile splashbacks. Built-in sink unit. Space for cooker. Space for fridge/freezer. Wooden double glazed door leading to garden. UPVC double glazed window to side aspect.

Utility area: Wall mounted boiler. Door through to;

Bathroom: White suite comprising of low level WC. Wash hand basin. Panelled bath. Tile splashbacks. UPVC double glazed frosted window to rear aspect. Double panel radiator.

### First Floor:

Landing: Access to loft. Storage cupboard. Doors to first floor accommodation.

Bedroom one: Double bedroom with two UPVC double glazed windows to front aspect. Double panel radiator.

Bedroom two: Single bedroom. UPVC double glazed window overlooking rear garden. Double panel radiator.

Bedroom three (could be altered to a bathroom): Single bedroom. UPVC double glazed window overlooking rear garden. Double panel radiator.

### Outside:

Front: Small front garden enclosed by railings and low level wall. Pathway to front door.

Rear garden: Patio area. Gated side access across a neighbouring property. The garden is enclosed by a wall and timber panel fencing.



*Three bedroom Victorian property within walking distance of the town centre and railway station.*

**Entrance hall | Living room | Dining room | Kitchen | Ground floor bathroom | Three first floor bedrooms | Garden | On street parking | Gas central heating | Double glazing | End of chain**

Located within easy walking distance of the town centre and railway station is this three bedroom Victorian property which benefits from two reception rooms, rear garden, double glazing and gas central heating. The property is need of modernisation throughout. No onward chain.