

Peter Clarke



45 Jeffs Close, Lower Brailes, Banbury, Warwickshire, OX15 5AJ

- Three Bedroom Semi Detached Property in Sought After Location
- Sitting Room with Wood Burning Stove
- Kitchen/Dining Room & Utility Room
- Ground Floor Shower Room & Shower Room to First Floor
- Wrap Around Garden
- Ample Off Road Parking
- NO ONWARD CHAIN



£310,000

A well presented three bedroom semi-detached property in Lower Brailes which is situated in attractive undulating south Warwickshire countryside, on the border of north Oxfordshire and close to the North Cotswolds in an area of outstanding natural beauty. Together with the adjoining Upper Brailes, the village offers a good variety of local amenities including a butcher, newsagent and French bakery. In addition there is a public house, a primary school and garage, together with a fine 13th century church and a Roman Catholic chapel. The local town of Shipston on Stour offers a more comprehensive range of facilities. Junction 11 and 14 of the M40 motorway are at Banbury and Warwick respectively. Mainline railway stations at Banbury and Moreton in Marsh with services to London, Oxford and Birmingham.

ACCOMMODATION

The entrance hall has a tiled floor and stairs leading to the first floor and a modern shower room with walk in shower, corner vanity unit with inset wash hand basin, and wc. The sitting room has a fireplace with slate hearth, sliding double glazed door to garden, double glazed box bay window to front and under stairs storage cupboard. The kitchen has a range of wall and base units with work surface over, space for electric cooker, space and plumbing for dishwasher, stainless steel sink, additional larder cupboards and oak flooring continuing through to dining area which has a door to the drive way. The utility room has space and plumbing for washing machine, tiled flooring and central heating boiler. The first floor landing has a storage cupboard and shower room. There are also three bedrooms, two of which have built in wardrobes. Outside there is a block paved driveway with timber gate leading to paved area and oil tank. Lawn to front wraps around to side with hedge boundary, patio area with dwarf wall border, garden shed.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

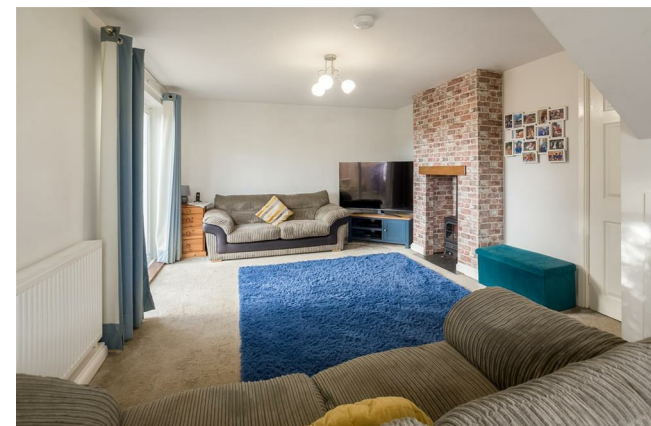
RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



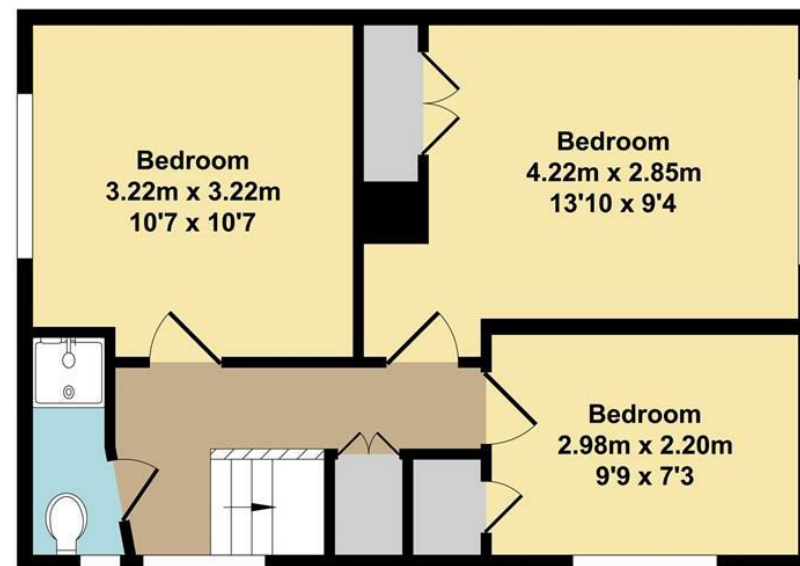
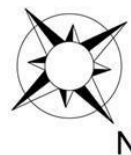
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Total Approx. Floor Area 95.44 Sq.M. (1027 Sq.Ft.)

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

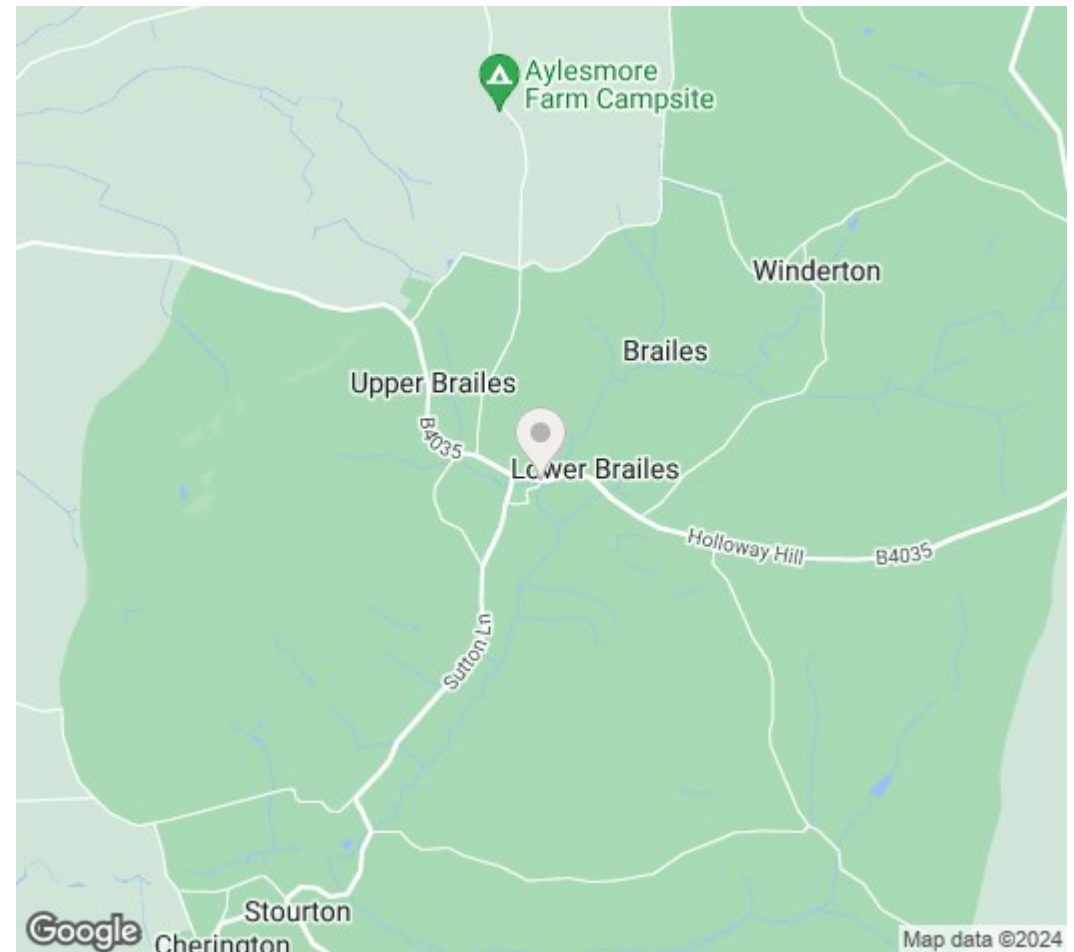


Ground Floor
Approx. Floor
Area 57.25 Sq.M.
(616 Sq.Ft.)



First Floor
Approx. Floor
Area 38.19 Sq.M.
(411 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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