

Peter Clarke



9 Orchard Close, Lower Brailes, Banbury, OX15 5AH

- Two double bedrooms
- Sitting room with wood burning stove, dining room and kitchen
- Driveway, garage and garden
- Elevated position in a popular village
- Viewing highly recommended



£365,000

A very well presented and extended, two bedroom bungalow in an elevated position within the popular village of Lower Brailes. Local amenities include primary school, newsagent, bakery and butchers. Further benefits include driveway, garage and garden.

ACCOMMODATION

Entrance hall. Sitting room with window to front, feature wood burning stove. Kitchen with window to side, range of matching wall and base units with work surface over incorporating one and a half bowl ceramic sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated appliances include oven, grill and fridge freezer, wood effect flooring. Dining room, added by the current owners in 2017, with velux windows, windows to side and double doors to rear, wood effect flooring. Double bedroom with window to rear, walk in wardrobe with drawers. Double bedroom with window to front. Bathroom with opaque window to side, bath with shower over, wc, pedestal wash hand basin, part tiled walls and vinyl flooring.

Outside to the front is a tandem double driveway with outside tap and light, partly laid to lawn with planted beds. Garage with up and over door, pedestrian door to rear, power and light, plumbing for washing machine and space for tumble dryer. Two tiered rear garden with a mix of paved pathways, patios, laid to lawn, planted beds, mature shrubs and small trees.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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 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 and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



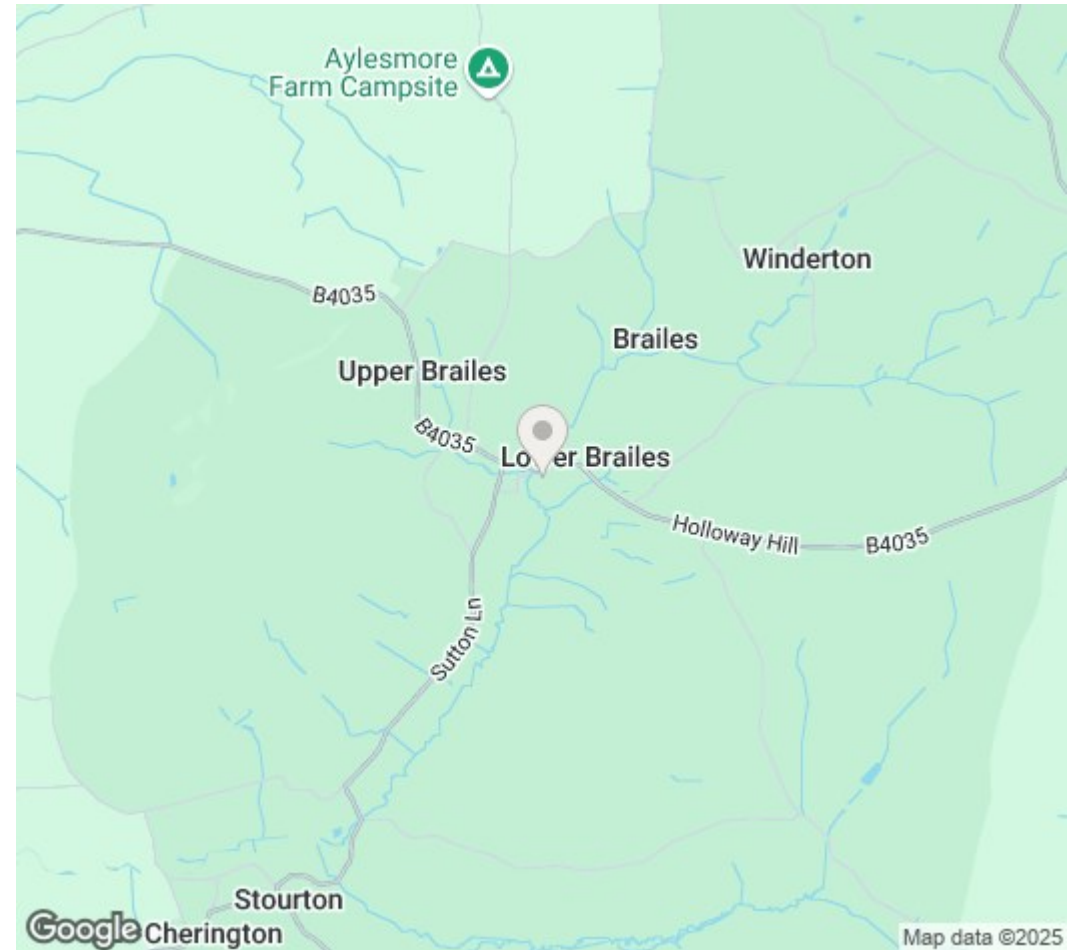
9 Orchard Close, Lower Brailes



Approximate Gross Internal Area
Ground Floor = 65.95 sq m / 710 sq ft
Garage = 11.80 sq m / 127 sq ft
Total Area = 77.75 sq m / 837 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor





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.

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