



Keable Homes Ltd
Sales & Lettings

Long Wall

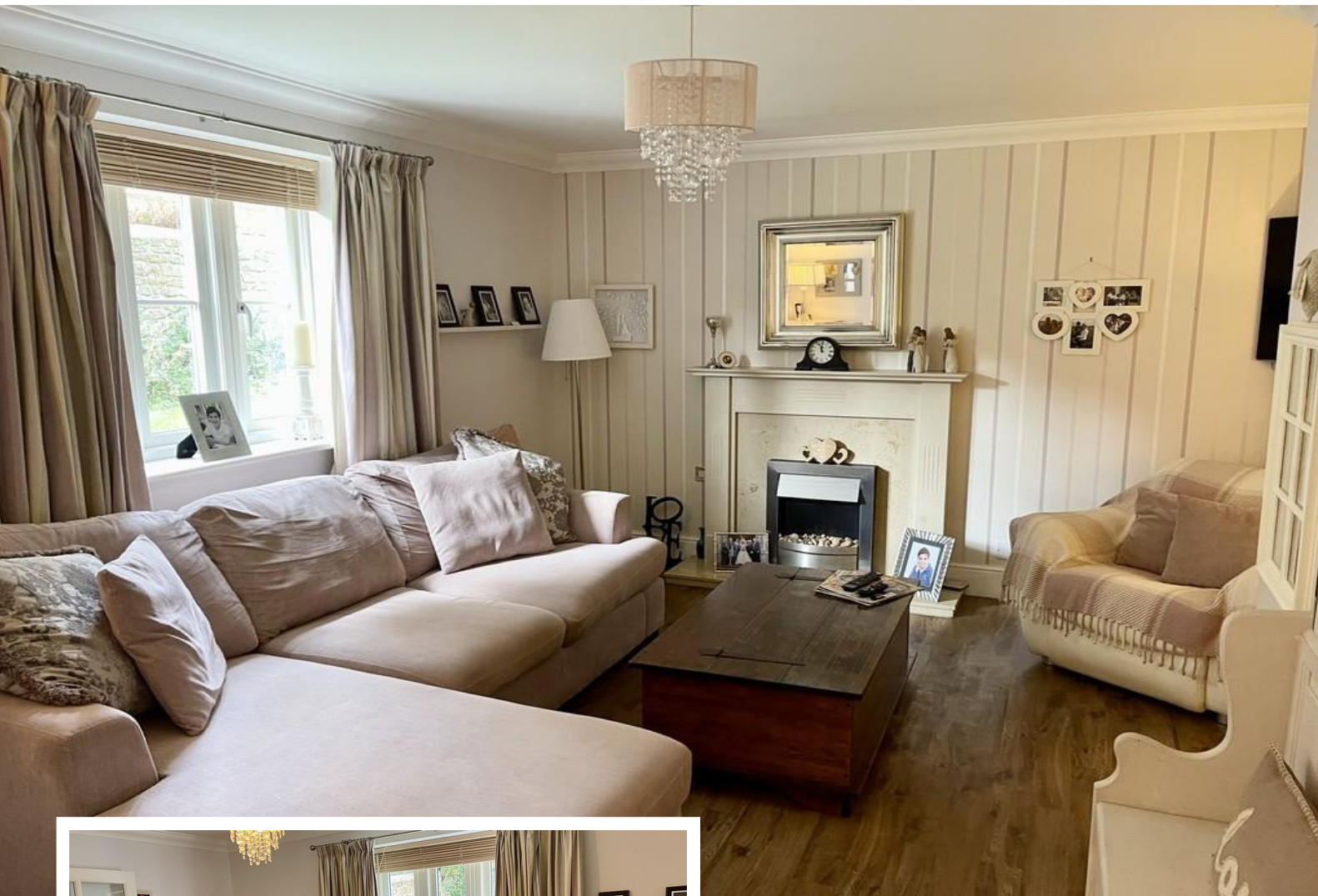
Adderbury, Banbury, OX17 3FD

- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- CLOSE TO ADDERBURY LAKES

Asking Price Of £400,000

EPC Rating '71'





Property Description

Keable Homes are delighted to bring to the market this beautifully presented, three bedroom mid terrace property located within a short walk of Adderbury Lakes. The property was built in 2005 as part of the popular Charles Church development, and sits on a peaceful bridleway, tucked away off East End Lane.

The Cotswold Stone property offers modern accommodation to include an entrance hallway, living room, kitchen diner and guest WC to the ground floor, and three bedrooms and a family bathroom to the first floor. To the rear is a private garden, garage and driveway with parking for two cars. The property is a short walk to the local primary school and has a bus running to the secondary school, as well as being a short distance from other local amenities.





APPROACHED VIA -

a quiet bridleway leads you to the front door of the property, which opens into:

HALLWAY -

with Karndean flooring, ceiling spot lights and a central heating radiator. The stairs lead up to the first floor, and there are doors leading through into the kitchen diner, living room and guest WC.

GUEST WC -

with a low level WC and pedestal hand wash basin. The flooring is Karndean, the walls are partially tiled, there is a central heating radiator and a ceiling light point. The UPVC double glazed window overlooks the rear of the property.

LIVING ROOM -

a good space with a UPVC double glazed window overlooking the front, a ceiling light point and a central heating radiator. The flooring is Karndean and there is an attractive feature fireplace housing an electric fire. There is access to a useful under stair storage cupboard.

KITCHEN DINER -

with a range of wall and base units with an integrated dishwasher, electric oven and gas hob with extractor hood over. There is further space for a washing machine and fridge freezer. The granite work tops have uprisers to the back with tiled splashbacks behind the hob and sink. The stainless steel sink and a half with drainer and mixer tap sits below one of two UPVC double glazed windows overlooking the rear. There are UPVC double glazed patio doors that open out onto the rear garden. The central heating boiler is wall mounted and we have been informed it is regularly serviced and maintained. The flooring is slate tile effect Karndean, there is a central heating radiator and ceiling spotlights.



TO THE FIRST FLOOR -

LANDING -

with access from the stairs and doors leading to all three bedrooms and the family bathroom. There is a loft access hatch into the part boarded roof space, and two useful storage cupboards, with one housing the recently replaced hot water cylinder.

BEDROOM ONE -

a spacious double room with Karndean flooring, a ceiling light point and central heating radiator. There





is a built in double wardrobe and the UPVC double glazed window overlooks the front of the property.

BEDROOM TWO -

a further double room with Karndean flooring, a ceiling light point and central heating radiator. There are two velux windows overlooking the rear garden.

BEDROOM THREE -

a single room with a UPVC double glazed window overlooking the front, a ceiling light point and central heating radiator.

FAMILY BATHROOM -

with a white suite comprising of a panelled bath with mains fed shower over with glass screen, a pedestal hand wash basin and low level WC. The flooring is Karndean, there is part tiling to the walls, a chrome heated towel radiator and ceiling spotlights. The velux window faces the rear of the property.

TO THE REAR -

the garden is fully enclosed with some mature shrubs and lawn. A paved walkway leads down to the back gate which allows access to:

GARAGE AND DRIVEWAY -

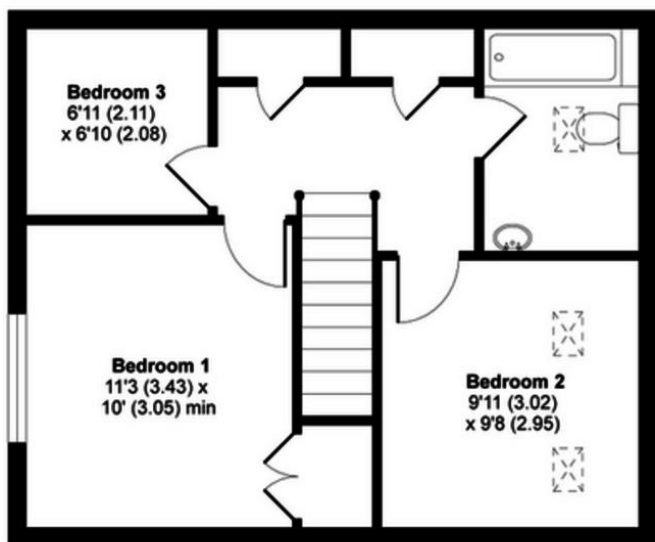
there is a single garage within a block to the rear. It has mains power and lighting with an up and over door to the front. The gravelled driveway provides parking for two vehicles.

PLEASE NOTE:

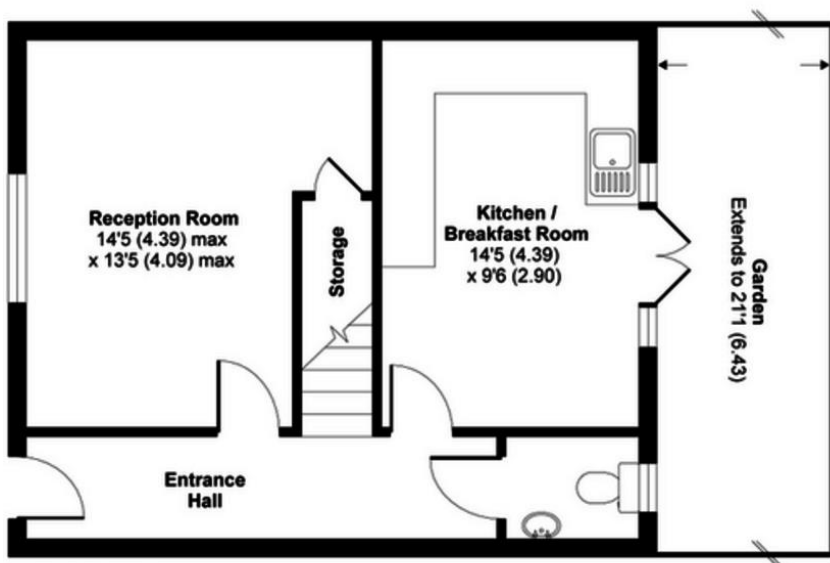
all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

All viewings are strictly by appointment only, via the agents, Keable Homes Ltd.

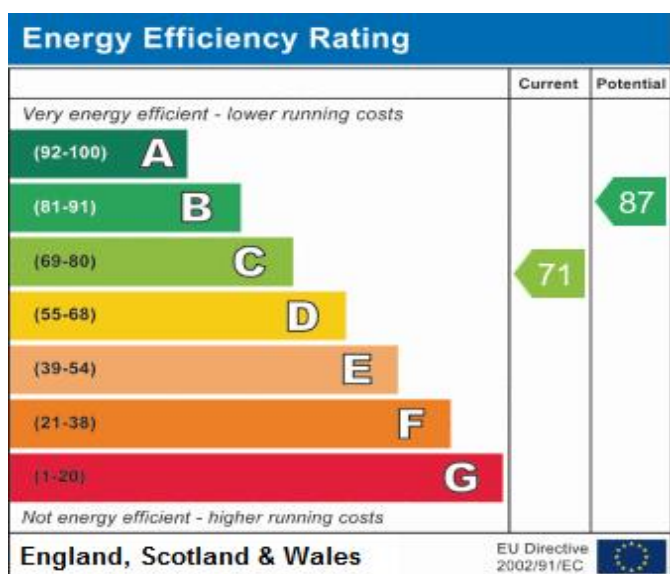
We have been informed that the property is FREEHOLD and connected to all mains services. Your conveyancing expert will confirm this for you.



FIRST FLOOR



GROUND FLOOR



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Bridgtown
Cannock

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements