



## 56 JEFFS CLOSE LOWER BRAILES WARWICKSHIRE OX15 5AL

4 miles to Shipston on Stour. 10 miles to Banbury. 8 miles to Moreton in Marsh. 8 miles to Chipping Norton.

### A WELL-PRESENTED END-TERRACE BUNGALOW WITH GARDENS FRONT AND REAR, PRIVATE PARKING & CONVERTED ATTIC ROOM

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Attic Room
- Gardens front and rear
- Parking
- EPC Band: D

**VIEWING STRICTLY BY APPOINTMENT**  
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**Lower Brailes** 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. Local amenities include a butcher, newsagent and bakery, public house, primary school and a motoring garage. The village also enjoys a 13th Century Parish Church and a Roman Catholic Chapel. Nearby Shipston on Stour offers a wider range of shopping, leisure and municipal facilities.

**56 Jeffs Close** forms one of a number of mid 20<sup>th</sup> century brick built homes in a quiet back street, close to the village shops and facilities. The property has been altered and improved to include conversion of the former attic to provide a useful hobby room or office accessed by ladder. To the rear of the property, two parking spaces offer private off-road parking with private gate into the South facing rear garden.

#### THE GROUND FLOOR

**Entrance Hall** with storage cupboard. **Living Room** double aspect to front and rear of the property with sliding patio doors opening to the rear garden. Stone built fireplace with flagstone hearth and wood fired stove. **Kitchen** fitted with a range of matching units, inset electric hob with single electric oven under, stainless steel extractor hood, inset stainless steel single bowl with drainer sink, space and plumbing for washing machine, space for fridge, built-in larder cupboard, tiled floor and part-

glazed door and window to rear garden. **Bedroom One** window to rear. **Bedroom Two** window to front. **Bathroom** fitted with WC, wash handbasin and panelled bath with shower over, tiled floor, tiled walls, obscured glazed window and extractor fan.

#### THE FIRST FLOOR

From Entrance Hall a loft hatch with ladder gives access to **Attic Room** with a Velux roof window, decorated and carpeted providing a useful storeroom or hobby room with radiator, electric light and power supply.

#### OUTSIDE

To the front of the property a manicured hedge with wrought iron pedestrian gate opens to low maintenance front garden. Pathway leads to Entrance Porch with electric light and front door. To the side of the property a paved pathway leads to rear garden. Enclosed by a close boarded fence and laid partly to lawn with paved terrace, running the full length of of the property. Garden shed. Outside lighting and water supply, electric car charging point. Pedestrian gate opens to private parking for two vehicles.

### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage and electricity are connected. Central heating is via oil-fired boiler located in the loft space.

#### Council Tax

Payable to Stratford District Council.

Listed in Band C

#### Energy Performance Certificate

Current: 57 Potential:85 Band: D

#### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

#### Directions

OX15 5AL

Upon entering the village on the B4035 from Shipston on Stour, proceed through Upper Brailes into Lower Brailes, passing the village shops on your right-hand side. After passing the turning into Sutton Lane, take the next right into Jeffs Close where the property will be found on the left hand side.

What3Words:

///folks.explorer.answer

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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