



19 Jeffs Close, Lower Brailes, Banbury, OX15 5AJ
£357,500 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented enlarged semi-detached house enjoying favoured cul-de-sac location within sought after village.

Entrance hall | Dual aspect living room | Conservatory | Kitchen/breakfast room | Side lobby | Utility | Ground floor bathroom | Three first floor bedrooms | Mature and established rear garden | Driveway to front

Located in this un-spoilt village within easy reach of Banbury and Shipston-on-Stour, is a three bedroom semi-detached house providing well balanced accommodation throughout. Benefiting from conservatory and complemented by a mature and well established rear garden.

Ground Floor

Front door leads to:

Entrance hall: Stairs rising off to first floor. Thermostat for heating. Door through to:

Dual aspect living room: Double glazed window to front. Useful under stairs storage cupboard. Double doors giving access to:

Conservatory: Is of brick construction. Double glazed windows and roof. Pleasantly overlooking garden. Double glazed doors giving access to the garden also.

Kitchen/breakfast room: Stainless steel inset sink unit and drainer. Comprehensive range of contemporary, ivory fronted, checker style, wall and base units. Ample work surfaces, tiling to splashback areas. Integrated four ring electric Bosch hob with stainless steel oven under. Free space for plumbing for slim line dishwasher. Space for fridge freezer. Cupboard housing hot water tank and immersion heater. Double glazed window overlooking garden. Double doors giving access to:

Side lobby: Windows overlooking garden. Doors giving access to the garden. Tiled flooring. Door to:

Utility room: Has free space and plumbing for washing machine. Wall mounted Grant oil fired boiler for hot water and central heating.

Ground floor shower room: Contemporary white suite comprising of double width shower cubicle, wall mounted hand basin, inset vanity unit. Low level WC. Heated towel rail.

First Floor

Landing: Double glazed window to front aspect. Useful store cupboard.

Master bedroom: Generous double bedroom to rear aspect with fitted wardrobes and access to loft.

Bedroom two: Generous double bedroom to rear aspect with fitted wardrobe.

Bedroom three: Single bedroom to front aspect with store cupboard over stairwell.

Agents Note: The loft is partly boarded.

* The boiler was replaced in 2019.

Outside

Garden: Is mature and well established, low maintenance, laid to shingle. Patio area. Raised flower beds, shrubs and bushes. Fencing and hedgerow to boundaries. Outside tap. Cast iron standing for shed. Further patio to side. Access to the front via gate.

Front: Is two areas laid to shingle providing off road parking for two vehicles. Pathway to front door.

Services: All
Authority: Stratford Upon Avon Council

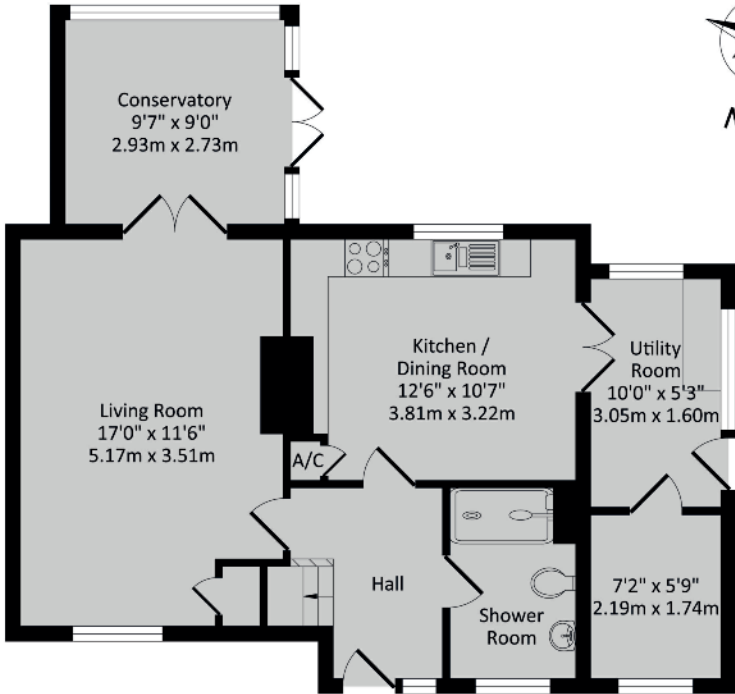
Council Tax Banding: C



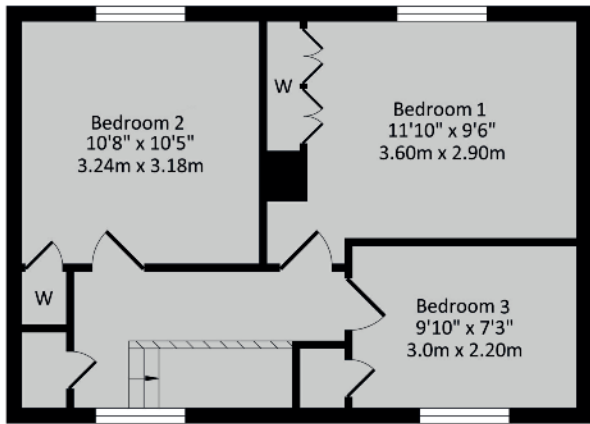


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
642 sq.ft. (59.60 sq.m.) approx.



First Floor
413 sq.ft. (38.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1055 sq.ft. (98.0 sq.m.) approx.

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

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.

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