



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

- Generous corner plot
- Lots of potential
- Popular village location
- Local amenities and primary school
- No through road
- Viewing highly recommended



£395,000

Situated on a generous corner plot with a stream running through the middle of it, is this three bedroom house with lots of potential, in a popular village location. Further benefits include two reception rooms, kitchen, driveway, garage. Front and rear garden plus an additional side garden accessed via a footbridge.

ACCOMMODATION

Entrance hall. Cloakroom with opaque window to front, wash hand basin, wc. Sitting room with window to front, double doors to dining room. Dining room with double doors to garden. Kitchen with range of matching wall and base units with work top over incorporating stainless steel sink with drainer and four ring ceramic hob with retractable extractor fan hood over, integrated oven, space for washing machine, pantry cupboard with shelving and space for low level fridge, door to integral garage.

Landing with loft hatch, airing cupboard housing immersion water tank. Bedroom with window to rear, range of fitted wardrobes. Bedroom with window to front, fitted triple wardrobe. Bedroom with window to front, over stairs cupboard. Bathroom with opaque window to rear, matching three piece suite.

Outside to front is a driveway with lawns either side. Single integral garage with up and over door, pedestrian door to rear, internal power and light, freestanding Worcester boiler. The side garden is accessed via a timber foot bridge over the stream, it is a wild garden with various beds and hedgerow boundaries. The rear garden has paved pathways, patio, laid to lawn, planted beds, mature shrubs and 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 fired heating.

AGENTS NOTE: The garage is susceptible to low level flooding when the water table is high. The main accommodation flooded in 2007.

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.

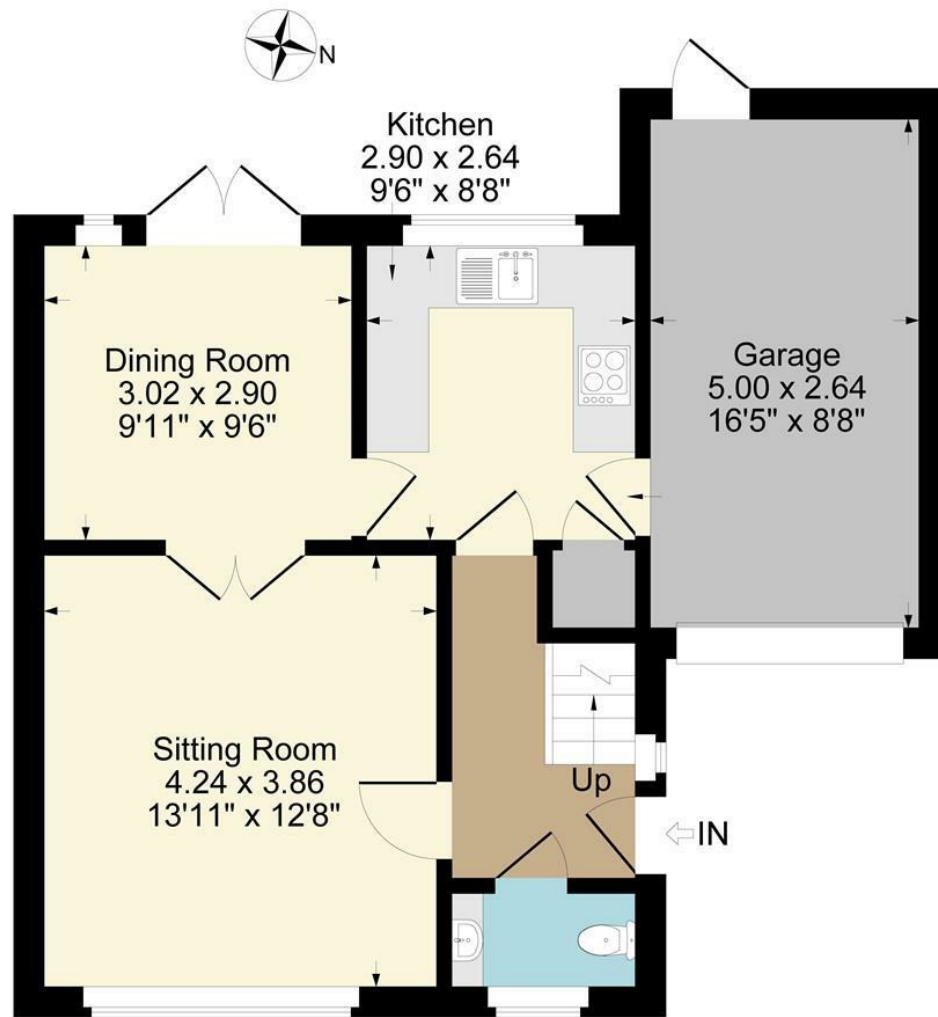
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

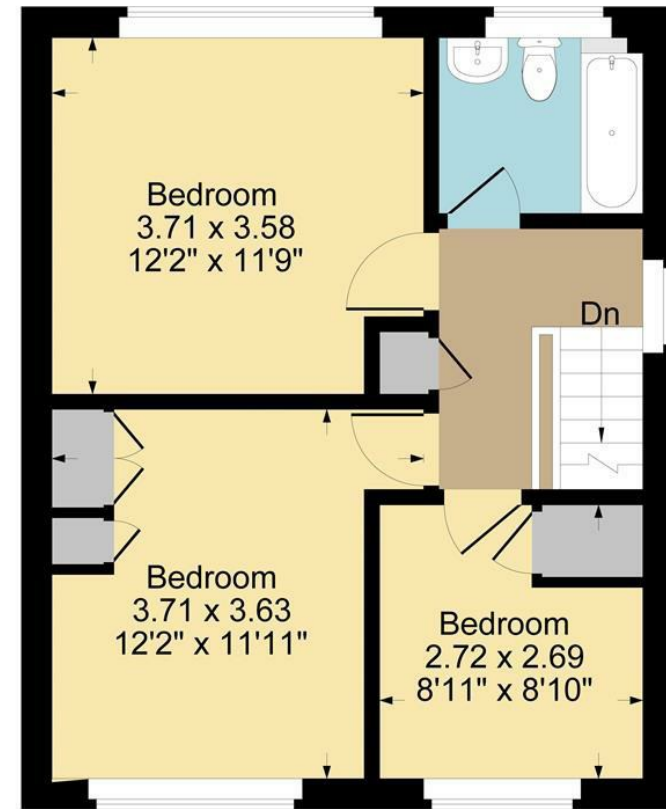
VIEWING: By Prior Appointment with the selling agent.



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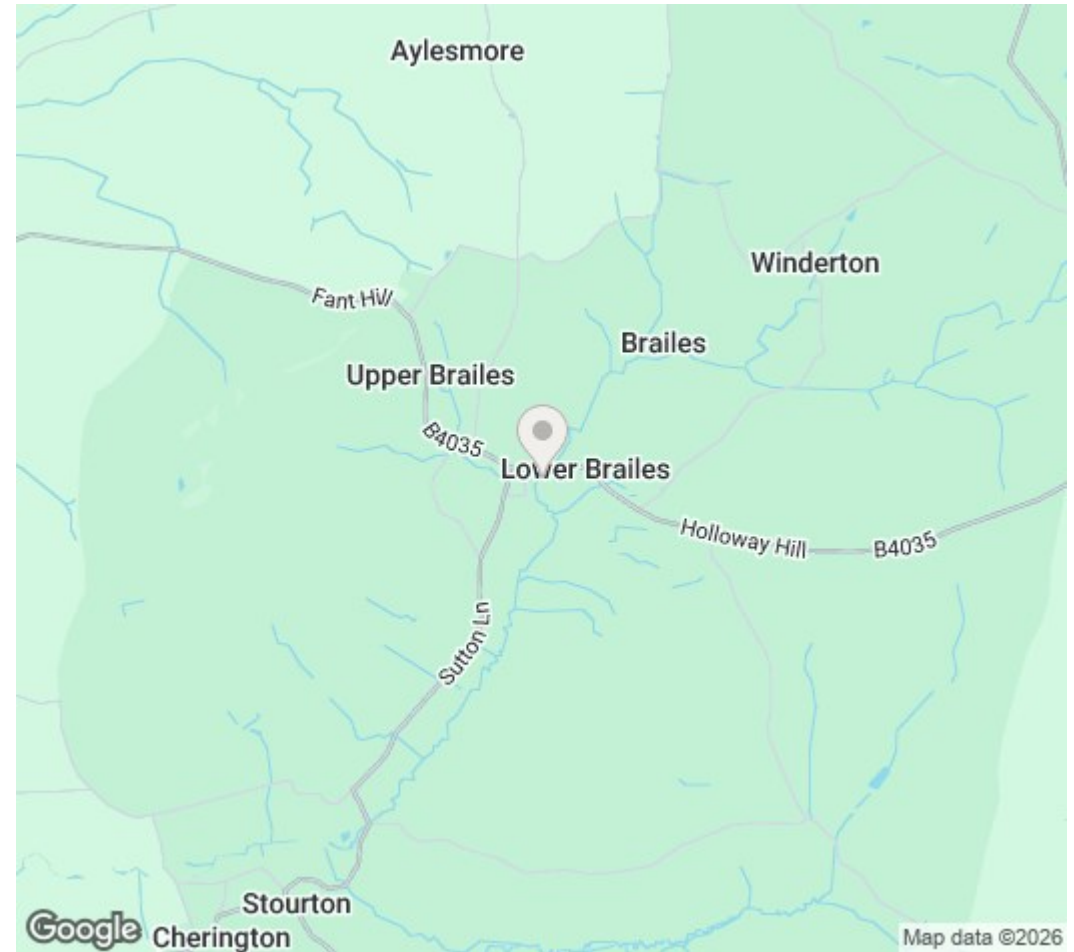


Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 42.40 sq m / 456 sq ft
 First Floor = 42.40 sq m / 456 sq ft
 Garage = 13.21 sq m / 142 sq ft
 Total Area = 98.01 sq m / 1054 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

