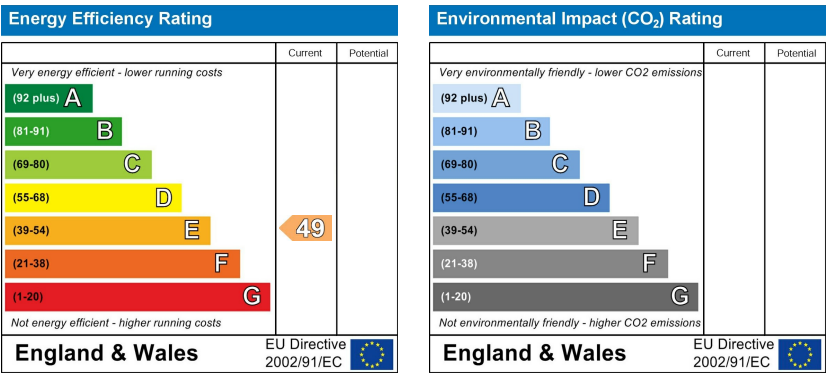




www.godfrey-payton.co.uk | 01926 492511 | warwick@godfrey-payton.co.uk



Guide Price | £1,600 Per
The Vicarage Friars Lane, Lower Brailles, Banbury, OX15 5HT

Friars Lane, Lower Brailes, Banbury

Four bedroom detached house in the stunning village of Lower Briales.



Lounge
3.65 x 6.11 (11'11" x 20'0")
Carpeted living room with duel aspect windows over the garden. Feature brick fire place and two light pendants

Dining Room
3.36 x 3.68 (11'0" x 12'0")
Carpeted dining room with sliding double doors leading into the garden with single light pendant

Office
3.36 x 4.32 (11'0" x 14'2")
Office with wooden flooring, window the the side aspect, pendant light and build in bookshelf and cupboards.

Kitchen
3.96 x 3.12 (12'11" x 10'2")
Kitchen with Lino flooring, plenty of wall and floor units. Dishwasher and electric cooker/hob with extractor over. Stainless steel sink with mixer tap. Kitchen also includes radiator and ceiling strip light.

Archway leads into

Utility
Continued Lino flooring, space for washing machine and additional White goods. Additional stainless steel sink with hot and cold tap.

Door leading into the side access of the property.

Bedroom One
3.66 x 4.88 (12'0" x 16'0")
Carpeted bedroom with window to the rear of the property. Two pendant light fittings and a built in double wardrobe with hanging rail

Bedroom Two
3.41 x 4.83 (11'2" x 15'10")
Carpeted bedroom with window to the rear elevation. Single light pendant, free standing sink and single built in wardrobe

Bedroom Three
3.36 x 2.59 (11'0" x 8'5")
Carpet bedroom with window to the side elevation. Single pendant light fitting and double wardrobe with hanging rail

Bedroom Four
2.37 x 3.65 (7'9" x 11'11")
Single bedroom with carpeted flooring, duel aspect windows to the front elevation and single light pendant

Bathroom
Obscure window to the front elevation, wooden laminate flooring, single ceiling light fitting, bath with shower over and glass shower screen.

Separate WC with continued wooden flooring and small wall sink

Diocese Owned
This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:
By arrangement with the Agents

