



Rowland Road, Cholsey OX10 9PB



View down the street

## Rowland Road, Cholsey

A charming 3 bedroom semi-detached home situated at the end of this small village centre road in a quiet traffic free location. It also features a double aspect 16' sitting room with fireplace and a spacious kitchen/breakfast room with adjacent utility room. Outside it has a small courtyard garden and a useful log cabin. Close to the village amenities it is also within walking distance of the train station.

### Accommodation

The property has gas central heating to radiators and double glazing throughout.

## Tenure - Freehold

Entrance Porch: Quarry tiled with light and power, folding door to;

Entrance Hall: Wood floor, radiator, stairs to landing and storage under.

Lounge: 16' x 11'

Windows front and rear, fireplace with wood surround: wood floor and radiator.

Kitchen/Breakfast Room: 16'9 x 9'7

Featuring a window to the rear and door to side it is fitted with a range of storage units, wood worktops, white sink, recess for cooker, integrated dishwasher, tiled floor, radiator, down lighters, archway to:





Utility Room: 7'2 x 5'7  
Window to rear, storage cupboards, tiled floor, space for washing machine and tumble drier.

Bathroom: 9' x 5'10  
Fitted with a white 3-piece suite including a shower above the bath, part tiled walls, radiator and window.

Stairs to Landing: Window to front, radiator.

Bedroom 1: 13' x 9'5  
Window to rear, radiator, feature cast iron fireplace, cupboard housing gas boiler and hot water tank.

Bedroom 2: 12'9 x 10' (L Shaped)  
Window to rear, feature cast iron fireplace: radiator, loft access.



En Suite Cloakroom: With a low level WC, stone hand basin on worktop, chrome radiator, down lighters, storage recess.

Bedroom 3: 10'11 x 6'  
Window to front, radiator, wood floor.

Outside  
At the front of the property there is a small lawn and gravel drive with a block-paved path to the front door.

The property has the use of the gated block-paved drive at the side, this leads in turn to a small courtyard at the rear.

Log Cabin: 16'9 x 11'6  
Light and power, twin doors to front and door to side.



### Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place and St Leonard's Square and out on the Reading Road. At the roundabout turn right onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then left at the twin roundabouts in the village centre into Ilges Lane. Follow this and past the turn to Panters Road. Rowland Road is the next on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 SQ.M.)  
 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  
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