

PROPERTY AGENTS

JPKnight



Rothwells Close, Cholsey OX10 9LF



Rothwells Close, Cholsey

In excellent decorative order, a stylish semi detached home with 2 bedrooms and 2 bathrooms: it is set in this quiet, no through road close to the amenities in the village centre and within walking distance of the train station. The comfortable living accommodation includes a 15'10 lounge, and a 20' kitchen/breakfast room: it also has a utility and garage. Along with ample parking on the block paved driveway there is a secluded south, southwest facing courtyard garden. The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Entrance Hall: Radiator, stairs to landing.

Lounge: 15'10 x 9'10

Bay window to front, radiator, marble fireplace and coal effect gas fire.

Kitchen/Breakfast Room: 19'11 x 10'4

Range of storage units, worktops, part tiled walls, electric ceramic hob, extractor hood, double electric oven. Radiator, under-stair cupboard, larder cupboard, window to rear.

Utility Room: 8'6 x 5' Sliding glazed door to garden, cupboards, electric heater, space for washing machine & dishwasher.





Bathroom: White 3-piece suite including bath with shower & spa unit, tiled walls and floor, internal window, chrome radiator, down lighters.

Stairs to Landing: Loft access, radiator.

Bedroom 1: 13'9 x 10'

Extensive range of wardrobes: down lighters and radiator, airing cupboard.

Bedroom 2: 11' (excl. wardrobes) x 9'

Rear aspect, radiator, deep double wardrobes, down lighters.

Shower Room:

White 3-piece suite including tiled shower cubicle, tiled walls, window, radiator, down lighters.

Outside

To the Front:

Block paved drive with fencing either side.

Garage: 15'9 x 7'10

Up/over door, light and power, open way to:

Store: 8'5 x 4'2

Shelving & appliance space.

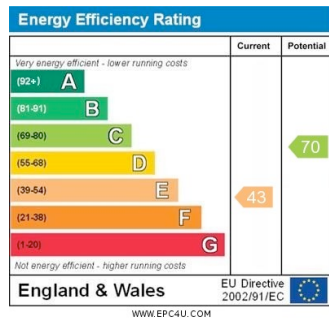
Rear Garden: A lovely feature, it faces south, south west and extends to approx. 24' in length. It is low maintenance comprising a central area of decking with a paved terrace to the side with walled flower borders and enclosed by timber fencing.



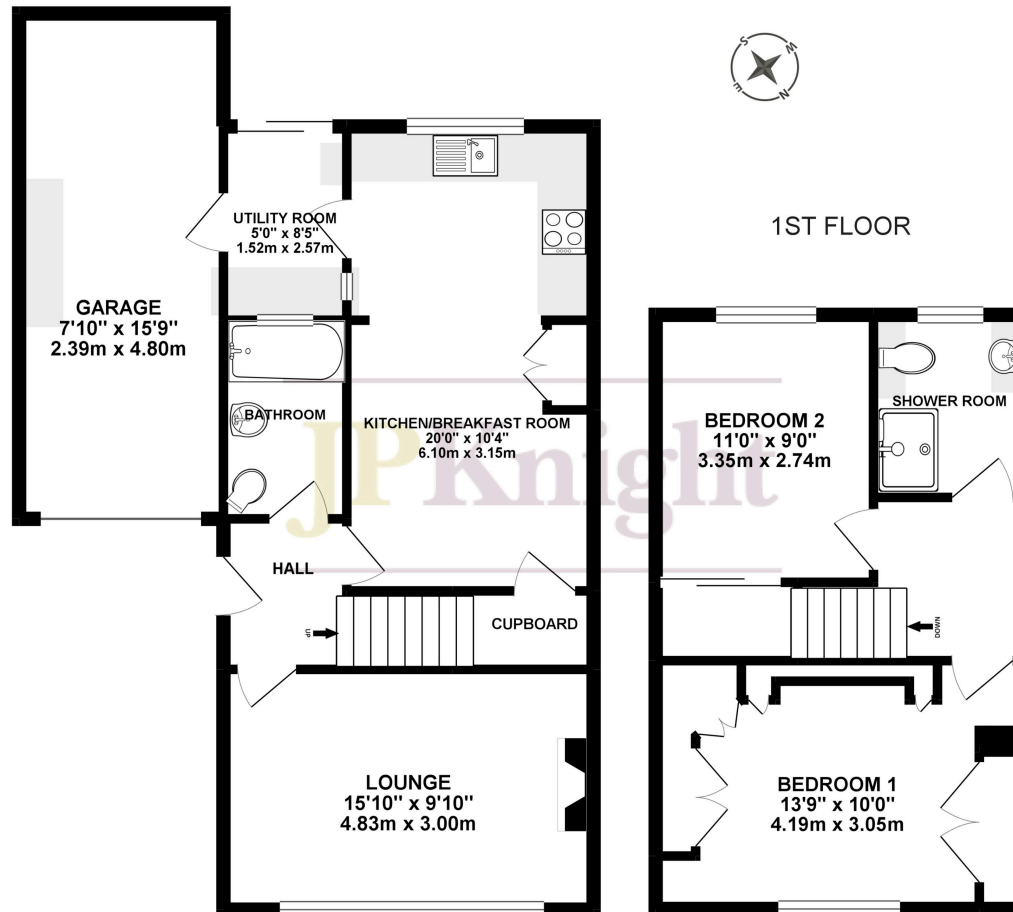
GROUND FLOOR

Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place and then continue through St Leonard's Square, it becomes the Reading Road. Continue to the roundabout turn right, then at the next roundabout left into Wallingford Road. After 1.1 miles turn left into Rothwells Close and the property will be found on the right.



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 FLOOR AREA : 1028.54 sq. ft. (95.55 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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