



Blacklands Road, Benson OX10 6NP



Blacklands Road, Benson

Featuring lovely views across open farmland at the rear a superbly presented semi-detached bungalow with a stylish 23' kitchen/breakfast room, 16' sitting room and to the rear 2 bedrooms and a re-fitted bathroom. The property is situated on this quiet road, part of an established residential area within walking distance of the shops and amenities in the village centre. It is to be sold with no onward chain.

The property is double glazed with gas central heating to radiators.

Tenure - Freehold

Accommodation

Front door to:

Kitchen/Breakfast Room: 23'2 x 7'1
An attractive double aspect room with windows front and side, there are a range of storage units with worktops. Built-in appliances include an induction hob with back plate and extractor hood, electric oven, microwave, dishwasher, fridge freezer and washer/drier. Tiled floor, radiator and down lighters.

Sitting Room: 16'2 x 10'2
Featuring a picture window to the front and radiator.





Inner Hall:
Loft access, linen/ storage cupboard.

Bedroom 1: 13'4 x 8'11
Window overlooking the rear garden and fields beyond: radiator.

Bedroom 2: 9'8 x 9'3
Window to rear, radiator.

Bathroom:
Re-fitted with a white 3-piece suite comprising a panelled bath with shower unit and screen, low level WC, hand wash basin. Part tiled walls, tiled floor, window, chrome radiator.

Outside

To the Front:
Gravelled parking area, laurel hedge to the side, tarmac drive with gates to the side of the property and garden.

Rear Garden:

Abutting open farmland and enjoying excellent privacy the garden is set to lawn with a side plant and flower border, patio area to one side. There is a timber fence to the rear and side access via the drive in the front.



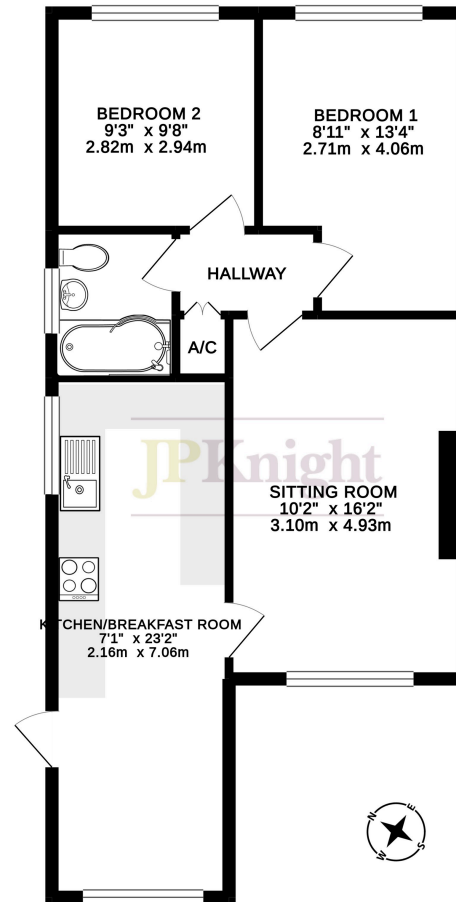
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops into Brook Street. The next left is Blacklands Road, the property is along on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.



GROUND FLOOR



TOTAL FLOOR AREA: 549sq. ft. (51.0 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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