



Pound Lane, Cholsey OX10 9NR



Pound Lane, Cholsey

A well presented semi detached house in a superb location in the centre of this popular village within close proximity of both local shops and the train station. The property comprises 3 good sized bedrooms and a bathroom to the first floor, downstairs there is a 22' living/dining room and a separate kitchen: outside there is a secluded garden, garage and block paved drive.

The property has gas central heating to radiators and is double glazed.



Tenure - Freehold

Accommodation

Entrance Hall: Window to side, radiator.

Living/Dining Room: 22'3 x 11'11

The room features a double aspect with a picture window to the front and French doors to garden. There is a feature fireplace with coal effect gas fire, wood surround and tiled hearth, dado rail, stairs to landing.

Kitchen: 9'6 x 8' 8

Window and door to the garden, range of storage units and worktops, radiator, space for washing machine and fridge, stainless steel sink.





Stairs to Galleried Landing: Loft access.

Bedroom 1: 11'2 x 9'4
Window to front, radiator.

Bedroom 2: 12'10 x 8'5
Window to front, radiator.

Bedroom 3: 11'6 x 8'8
Window to rear, radiator.

Bathroom:
White 3-piece suite, including a panelled bath, hand basin and low level wc, tiled walls and window. Airing cupboard housing the gas boiler.

Outside
To the front there is a block paved drive and an area of lawn.

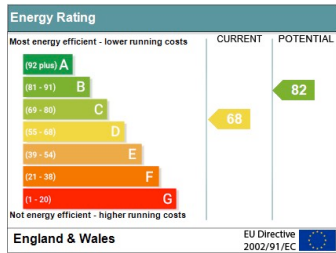
Garage: 15'5 x 7'8
Up/over door with light and power.

Rear Garden:
The property features a small and secluded enclosed garden that faces south. It is laid to lawn with front and side borders, pathway, timber fence, side gate.



Directions

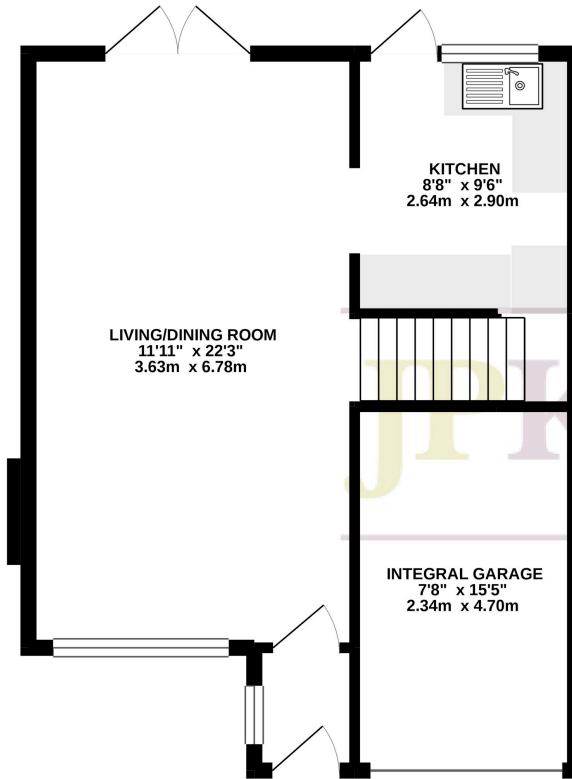
Turn right from our office and follow this road to the roundabout, turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout, continue straight through the twin roundabouts onto Honey Lane and Pound Lane is shortly on the left.



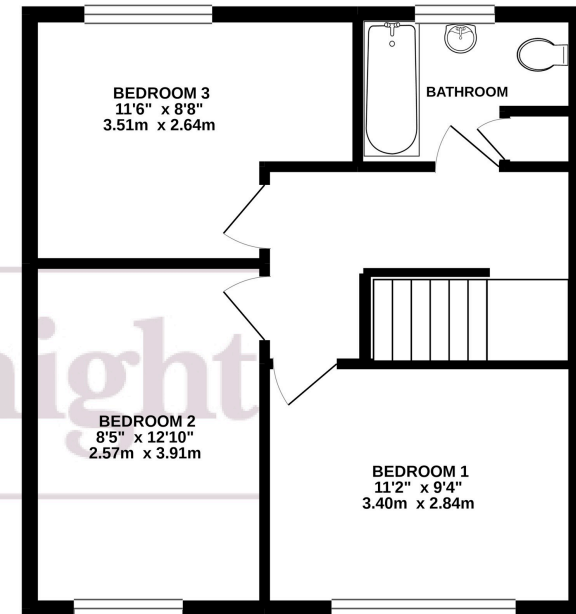
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 861sq.ft. (80.0 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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