

PROPERTY AGENTS

JPKnight



Blacklands Road, Benson OX10 6NP



Blacklands Road, Benson

A well presented, semi-detached bungalow situated in this mature residential area close to all the amenities in the centre of this popular village. The property comprises a sitting room, hallway and kitchen/breakfast room as well as 2 bedrooms and a bathroom. Outside there is a gravel driveway and to the side the former garage makes a useful store with a pretty garden that abuts open farmland.

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

Tenure – Freehold

Accommodation

Entrance Hall: 7'3 x 5'7

Window to front and radiator.

Kitchen/Breakfast Room: 12' x 7'10

There is a door and window out to the side: the kitchen has a range of storage units with worktops. Cooker recess and space for further appliances. Stainless steel sink and radiator.

Sitting Room: 16'2 x 10'3

Picture window to the front, feature fireplace, with a gas fire and marble hearth, radiator.





Inner Hall:
Airing cupboard with gas boiler and loft access.

Bedroom 1: 13'4 x 8'10
Window overlooking the garden, radiator.

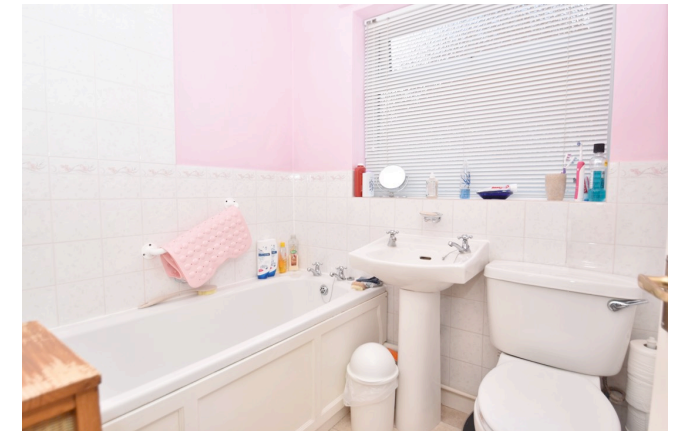
Bedroom 2: 9'6 x 9'3
View of the garden and radiator.

Bathroom:
Fitted with a white 3-piece suite, there is partial wall tiling, a radiator and window.

Outside
To the Front: Tarmac driveway, to the side there is an area of gravel with a flower border and a mature hedge. The driveway narrows and continues down the side of the bungalow to the former garage which is now a store.

Store: 19'8 x 8'6 (formerly the garage) with light and power.

Rear garden: A lovely feature the garden has an abundance of established plants and shrubs with a small terrace across the rear of the property and pathways leading to an additional terrace by the back fence which enjoys views across farmland. There is a timber fence and side access to the front.



Directions:

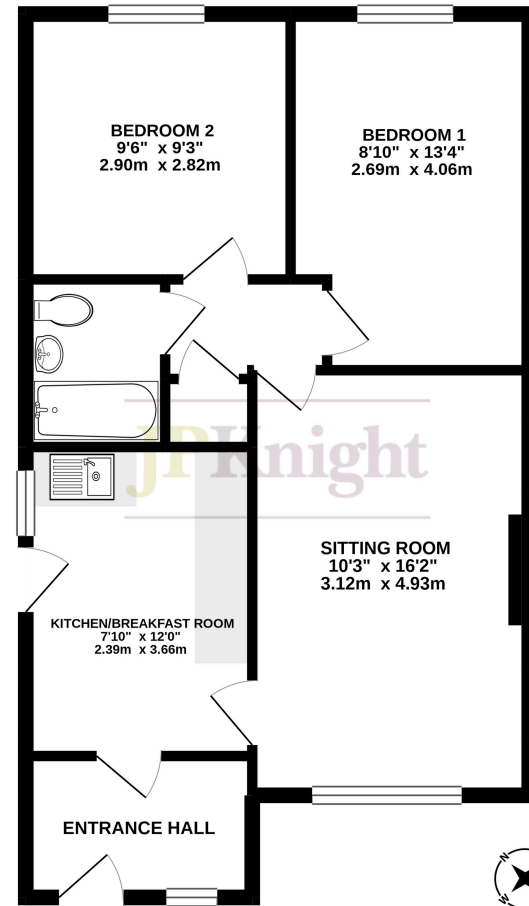
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops into Brook Street. The next left is Blacklands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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(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.



GROUND FLOOR



TOTAL FLOOR AREA : 603sq.ft. (56.0 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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