

PROPERTY AGENTS

JPKnight



Station Road, Cholsey OX10 9PT



Station Road, Cholsey

A charming period home believed to date from c.1911 and featuring a double length driveway and secluded and established 47' east facing garden. The property is set in an attractive residential area within easy walking distance of both the shops in the village centre and the train station. The house has 3 bedrooms and bathroom to the first floor, downstairs there is a sitting room with fireplace, dining room, kitchen-breakfast room and utility/cloakroom.

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



Tenure - Freehold

Entrance Hall: Stairs to landing, wood floor.

Sitting Room: 14'7 x 12'8 Large bay window to the front, fireplace with pine surround, cast iron inset and tiled hearth. Wood floor, picture rail, radiator.

Dining Room: 14'8 x 9'1 Windows to rear and side, cast iron fireplace with tiled hearth, wood floor, radiator, large under stair cupboard.

Kitchen/Breakfast Room: 16'6 x 8'10 French doors and window to side. Range of storage units, wood worktops, recess for cooker, extractor hood and appliance spaces. Radiator, tiled floor, cupboard housing gas boiler.





Utility/Cloakroom: 9'2 x 6'
Two windows to rear, radiator, tiled floor, cupboards, wood worktops and stainless steel sink. Spaces for washing machine and tumble drier, low level wc.

Stairs to Landing: Radiator, loft access.

Bedroom 1: 14'8 x 10'8 Two windows to the front, cast iron fireplace, two wardrobes and radiator.

Bedroom 2: 11'7 x 9'2 Window to side, radiator, cast iron fireplace, wardrobe.

Bedroom 3: 9'6 x 8'9 Window to rear, radiator,

Bathroom: White 3-piece suite including a bath with shower above, tiling, wood floor, window, cast iron fireplace.

Outside

Front Garden:

Featuring a 35' long cobble effect drive with an area of lawn to the side, timber fence and established hedge.

Rear Garden:

A lovely feature it extends to 47' with a paved terrace to the side and gate to front. There is an area of lawn with established shrubs and plants, timber fencing, further terrace at the rear.



GROUND FLOOR

Directions

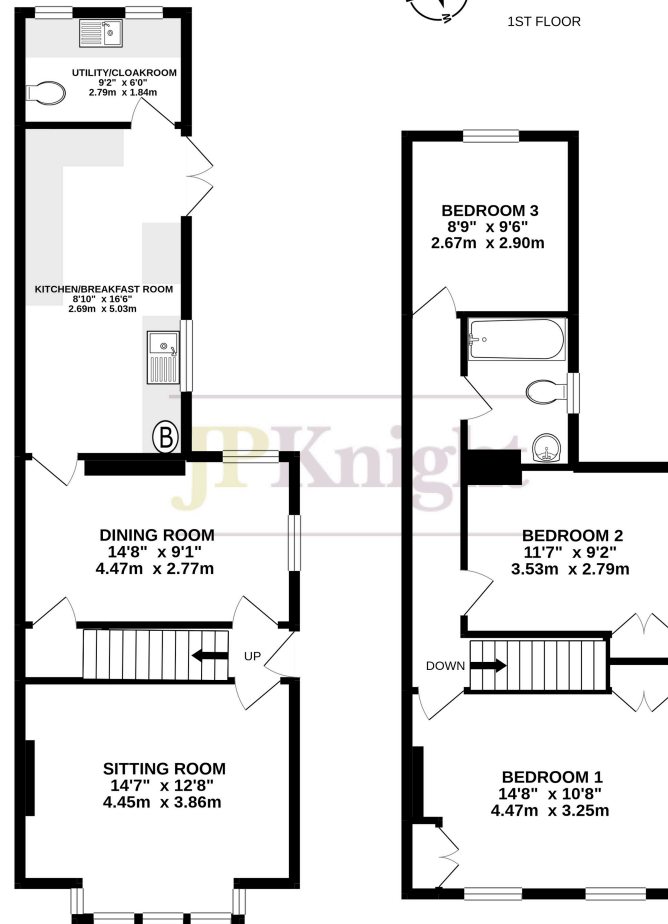
Turn left from our office and follow through the Market Place along the Reading Road to the roundabout - turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout; at the twin roundabouts turn right onto Station Road, the property is on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(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.



1ST FLOOR



TOTAL FLOOR AREA : 1065sq.ft. (98.9 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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