

PROPERTY AGENTS

JP Knight



The Rowans, Cholsey OX10 9LN



The Rowans, Cholsey

Featuring a pleasant outlook to the front and secluded garden at the rear a semi-detached home just a minute from the train station and also within an easy walk of the shops in the village centre. There are 3 bedrooms and a bathroom to the first floor, downstairs a cloakroom, sitting room and kitchen/breakfast room. There is a garage in a nearby block.

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

Tenure - Freehold

Accommodation

Entrance Hall: Wood floor, radiator and stairs to landing with cupboard under.

Cloakroom: White 2-piece suite, wood floor, radiator and window.

Sitting Room: 17'10 x 10'11 Window and door to the garden, wood floor and radiator. Fireplace with wood surround and marble inset and hearth.

Kitchen Breakfast Room: 13'9 x 11' Window to front and door to side. Fitted with a range of storage units and worktops, stainless steel sink, extractor hood, space for cooker, dishwasher, washing machine, fridge freezer and tumble drier, gas boiler, radiator.



View from front door





Stairs to Landing:
Loft access, airing cupboard.

Bedroom 1: 11'3 x 10'10 Window to front,
radiator, two wardrobes.

Bedroom 2: 10'11 x 9'11 Window to rear,
radiator, wardrobe.

Bedroom 3: 7'6 x 7'6 rear aspect, radiator,
wardrobe.

Bathroom:
White three piece suite, radiator, part tiled walls,
window, electric shower above bath.

Outside

Front Garden:
Laid to lawn, shrubs, path to front door.

Garage: In a nearby block.

Rear Garden:
An attractive feature it extends to 40' and has a patio
area with step up to a lawn. The garden is enclosed by
a timber fence with raised borders and trellising. Side
gate to front.



Directions

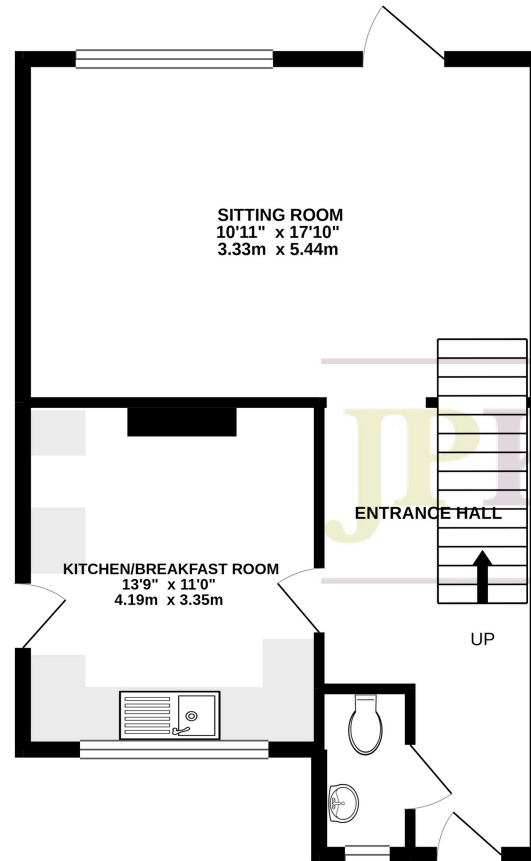
Turn left from our offices into St Martin's St, follow this to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. Follow along and just before the station, you will find West End on the right which leads to The Rowans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

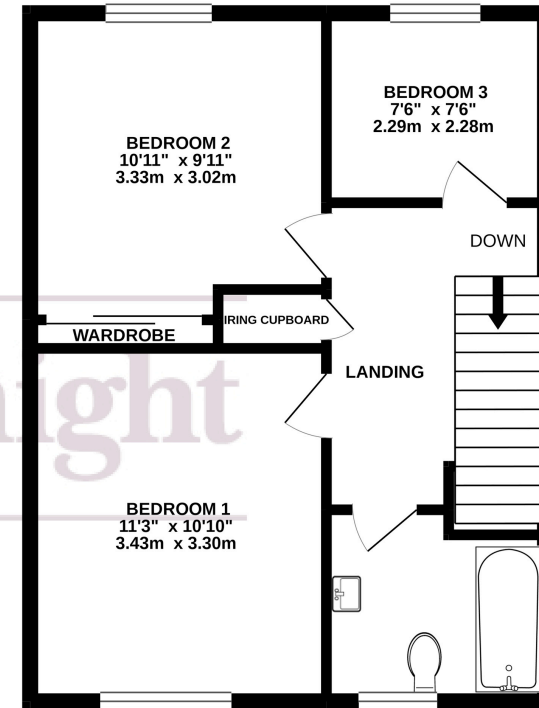
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 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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