

PROPERTY AGENTS

**JP**Knight



Apiary Place, Cholsey OX10 9FH





## Apiary Place, Cholsey

A spacious and well presented end of terrace home in a delightful, elevated, non-estate setting close to the village centre. It features a secluded east facing garden & two parking spaces. The accommodation includes 2 double bedrooms, a bathroom, sitting room, cloakroom and kitchen-breakfast room. In addition to having local shops and amenities close by it is also within walking distance of the train station.

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



## Tenure – Leasehold

Accommodation

Entrance Hall: Window to the side, wood style floor, radiator and stairs to landing.

Sitting Room: 15'9 x 12'

Picture window to the front, wood style floor and radiator.

Kitchen/Breakfast Room: 15'9 x 9'9

Window and door to the garden, it is fitted with a range of storage units, worktops, stainless steel sink, gas hob, extractor hood, electric oven, fridge/freezer and space for washing machine. Tiled floor, radiator and cupboard.

Cloakroom: Fitted with a white 2-piece suite, tiled floor, window and radiator.







Stairs to Landing:  
Window to the side, radiator, loft access and airing cupboard.

Bedroom 1: 15'9 x 8'9  
Window to the rear and radiator.

Bedroom 2: 15'9 x 9'2 Front aspect, over-stair cupboard and radiator.

Bathroom:  
Fitted with a white 3-piece suite including a shower above the bath, wood style floor and radiator.

## Outside

To the Front:  
Set to lawn there is a paved path to the front door and timber fencing.

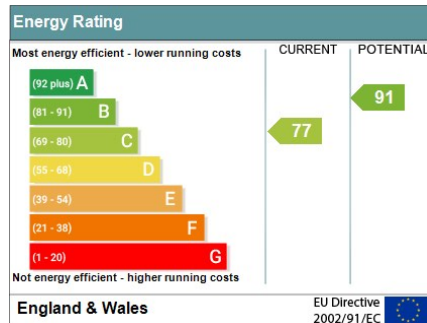
Allocated Parking:  
There are two spaces set to the rear of the garden

Rear Garden:  
A lovely feature it faces easterly and comprises a full width paved terrace with wrought iron fence. Beyond there is an area of lawn with occasional shrubs and plants, it is enclosed by timber fencing. A paved, stepped path leads to a rear gate and the parking spaces beyond.



### Directions

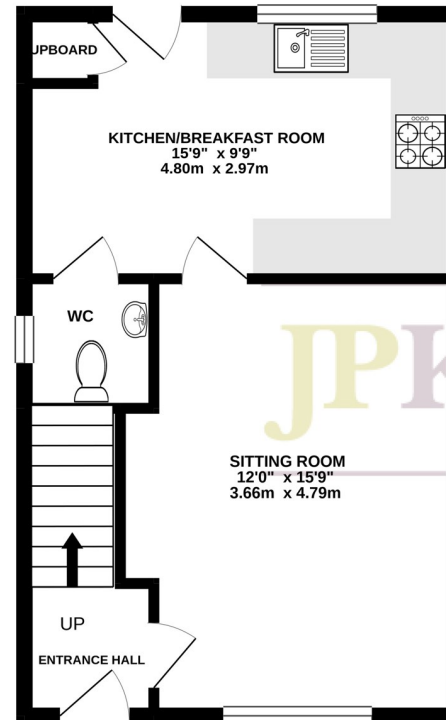
Turn left from our offices into St Martin's St, follow this through St Mary's St. and south out of town on the Reading Road to the roundabout and turn right onto the A4130. First left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then straight through the two mini roundabouts at the village centre into Honey Lane, follow this along, Apiary Close is the last turning on the left.



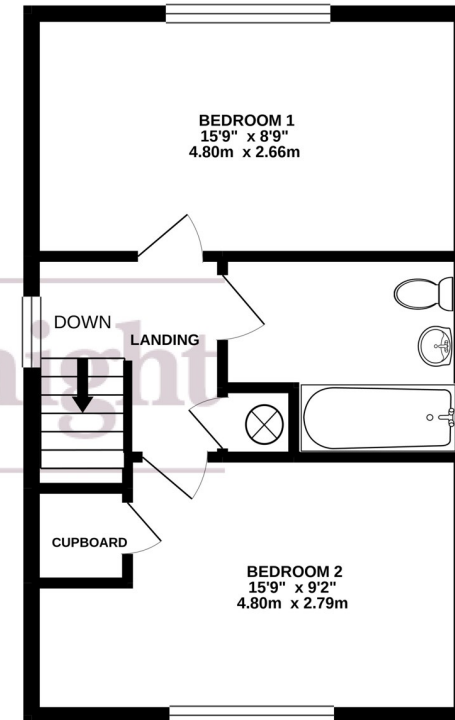
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 818sq.ft. (76.0 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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