

PROPERTY AGENTS

JPKnight



Chapel Lane, Benson OX10 6LU



Chapel Lane, Benson

A delightful ground floor apartment that forms part of this attractive small development of just six properties on a quiet lane in the village centre. There is a parking space by the front door and a very private 32' paved terrace at the rear. It is superbly presented throughout and has a 17'3 kitchen/living room along with two double bedrooms and a stylish bathroom, there are wood floors throughout.

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



Tenure – Share of Freehold

Front door from the courtyard to:

Entrance Hall:

Wood floor, radiator, down lighters, Cloaks recess, deep shelved storage cupboard with light.

Kitchen/Living Room: 17'3 x 14'8

French doors and separate window to terrace at the rear. There are a range of storage units with worktops and an integrated gas hob, extractor hood above and electric oven. Space for both a dishwasher and fridge/freezer, wood floor, pelmet and down lighters, gas boiler.





Bedroom 1: 12'8 (incl. wardrobe) x 9'2
Window to rear, radiator, wood floor, double wardrobe.

Bedroom 2: 12' x 7'
Window to front, radiator, wood floor.

Bathroom:
Fitted with a 3-piece white suite including bath with shower, tiling, radiator, window with Venetian blind, down lighters, tiled floor.

Outside
A communal block paved drive with mature shrub borders leads to:
Block paved parking space.

French doors to rear terrace:

Utility Room: 6'10 x 6'2
Space for washing machine and tumble drier, light and power.

Terrace: 32'6 x 5'10
Paved, brick retaining wall with communal flower border beyond, timber fence and side gate to front.



Directions

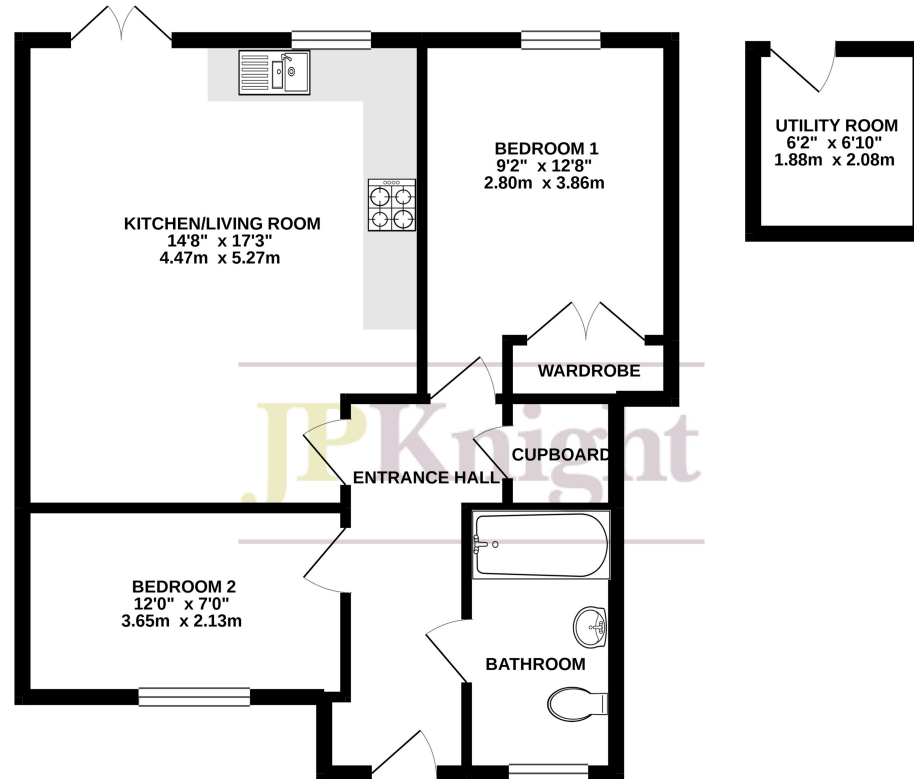
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane. At the end turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, and then immediately left into Watlington Road. Turn first right into Chapel Lane (one way) and the property will be found almost at the end on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 614sq.ft. (57.0 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.

