

PROPERTY AGENTS

JPKnight



Panters Road, Cholsey OX10 9NY



Panters Road, Cholsey

A mature semi detached family home with a westerly facing 50' garden, garage and drive. Situated in an established residential area close to the village centre it is within walking distance of both local shops and the train station.

The accommodation comprises an 18ft sitting room, a refitted 18ft kitchen-breakfast room and a modern bathroom and 3 bedrooms.

Accommodation

The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Entrance Porch: Quarry tile step.

Entrance Hall: Stairs to landing with a cupboard under and radiator.

Living Room: 17'10 x 11'5 Cast iron fireplace with a marble hearth, two windows to the front with plantation shutters, two radiators, twin casement doors open to;

Kitchen Breakfast Room: 18'2 x 8'8 A bright room with windows and sliding patio doors to the gardens, velux window. Range of storage units with worktops and white sink. Induction hob with extractor above, double electric oven and dishwasher. Space for fridge/freezer, radiator.

Utility: 5'10 x 5'3 Gas boiler, airing cupboard housing the water tank, slatted shelf and space for the washing machine.





Bathroom: White three piece suite comprising bath with a shower unit above, two radiators, tiling and windows.

Stairs to Landing:
Windows to the side with plantation shutters, radiator, eaves cupboard, radiator.

Bedroom 1: 11'5 x 10'1 Window overlooking the rear garden, feature cast iron fireplace, radiator, loft access.

Bedroom 2: 12'1 x 8' Rear aspect, cast iron fireplace, radiator.

Bedroom 3: 8'5 x 7'4 Front aspect, radiator.

Outside
To the front there is an enclosed garden set to lawn with flower borders, timber fencing.

Rear Garden:
A superb feature it faces westerly and extends to 50' in length. It has a full width paved terrace with a gated path round to the front and further gate to the side. Beyond the terrace the garden is mainly set to lawn with island and border shrub beds, enclosed by timber fencing with a path to the rear.

At the rear of the garden there is a block paved driveway (accessed from Amwell Place).

Garage: 16'8 x 8'10 with twin doors to the front.



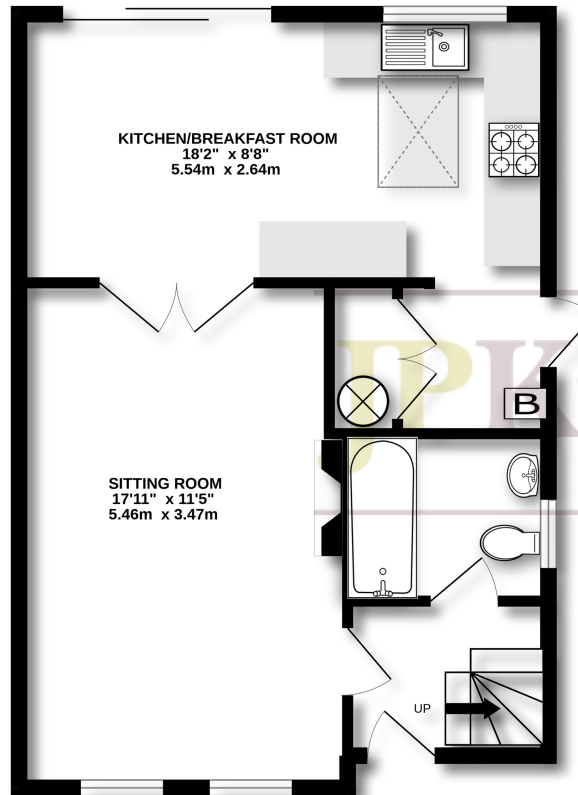
Directions: Head south out of Wallingford on the Reading Road, follow this to the roundabout and turn right at the roundabout onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then at the twin roundabouts turn left by Tesco into Ilges Lane. Take the first right into Panter's Road and the property is on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 82 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

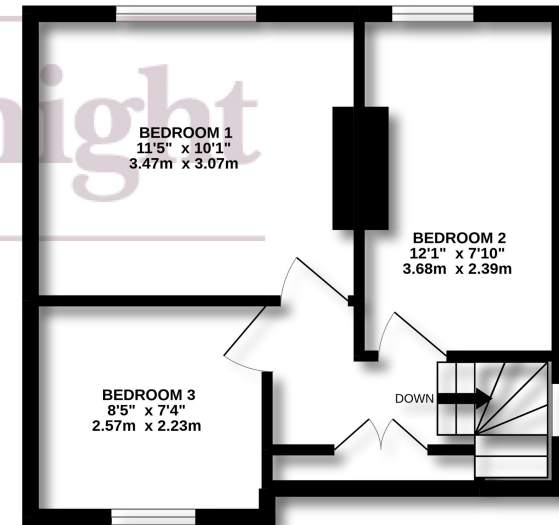
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 958sq.ft. (89.0 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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