

PROPERTY AGENTS

JPKnight



Agatha Christie Way, Cholsey OX10 9RS



Agatha Christie Way, Cholsey

Set on this small development close to both the train station and local shops, a well presented semi-detached home facing out across a green.

The house comprises 3 bedrooms, en suite shower room and bathroom to the first floor, the ground floor has a hallway, cloakroom, sitting room and kitchen-breakfast room.

The garden has been attractively landscaped with a paved terrace, pergola and established climbing plants and further shrub planting to the borders, there is driveway parking for 2 cars to the side.



Tenure - Freehold

Accommodation

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

Entrance Hall: Wood style floor, radiator, staircase.

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

Sitting Room: 16'3 x 10'4 French doors and window out the rear garden, radiator, under-stair cupboard.

Kitchen/Breakfast Room: 15'10 x 9'3 Fitted with a range of storage units, worktops and stainless steel sink. Integrated fridge/freezer, dishwasher, washing machine, gas, hob, extractor hood stainless steel backplate and electric oven. Gas boiler, window to front, wood style floor, radiator and down lighters.





Stairs to Landing: Radiator, loft access.

Bedroom 1: 12'8 x 9'2 (max. excl. wardrobe)
Window to rear radiator and wardrobe.

En Suite Shower Room: Fitted with a white three-piece suite, down, lighters, wood, style, floor, radiator, tiling and window.

Bedroom 2: 9'4 x 9'1 (excl. wardrobes), Front aspect, radiator, fitted wardrobes.

Bedroom 3: 10'3 x 6'11 max. Rear aspect and radiator.

Bathroom: Fitted with a white three-piece suite, including shower unit and screen above the bath, tiling, window and radiator.

Outside

Front Garden: Path to the front door flanked by areas of lawn and flowerbeds. Driveway for two cars with a gate to the garden.

Rear Garden: Patio and stepping stone path across a central lawn a paved sun terrace across the rear with pergola and established climbing plants. Adjacent gravel area with garden shed, established shrub borders and a gate to the driveway.



Directions:

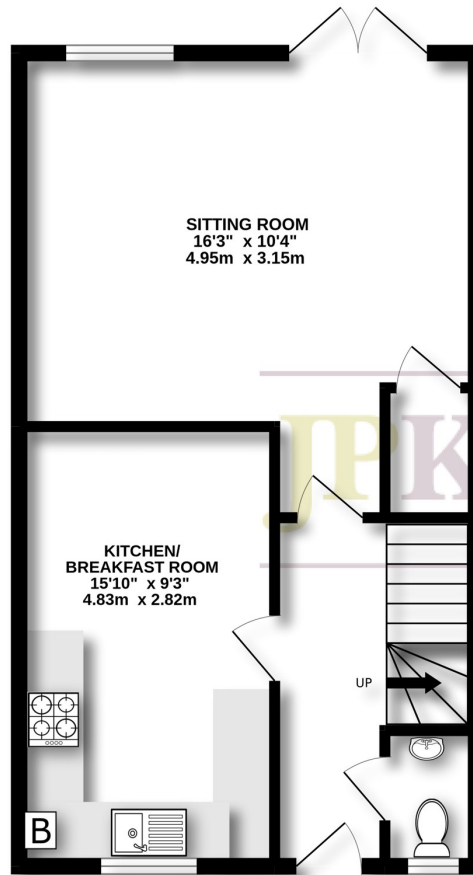
From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, turn right into Celsea Place, turn first right into Agatha Christie Way.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

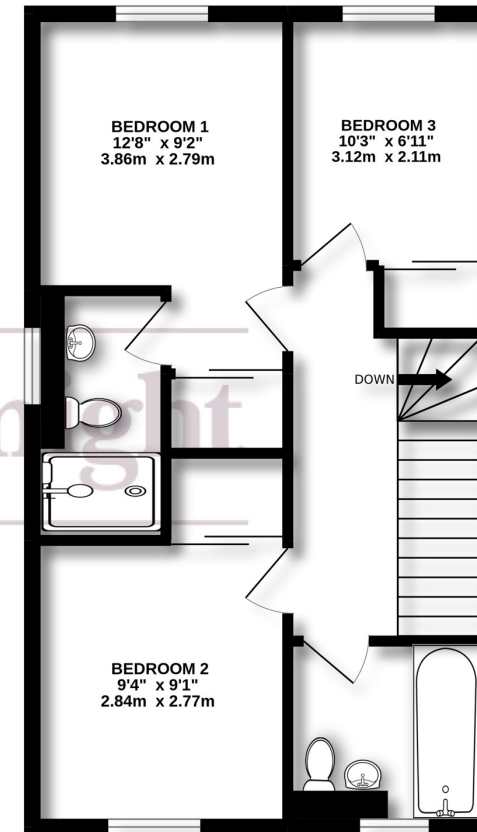
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 868sq.ft. (80.6 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 is given for their availability or efficiency on the day.

