



Pound Lane  
Cholsey OX10 9NR

  
**JP Knight**  
PROPERTY AGENTS





## Pound Lane, Cholsey OX10 9NR

Freehold

A well presented semi detached home with a south facing garden, set in a small close in the centre of this popular village: within easy walking distance of both the train station and local shops and amenities. There are 3 bedrooms, 21'7 living room and kitchen.

### Accommodation

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

Entrance Hall: Tiled floor and window to the side.

Living/Dining Room: 21'7 x 12' max. A bright room featuring a picture window to the front, twin French doors opening to the rear garden: tiled floor, 2 radiators and stairs to landing.

Kitchen: 9'4 x 8'7 Attractive range of storage units with tiled worktops, white sink and tiled floor. Space for both a range style cooker and further appliances, painted panelled walls and a window to the rear.







Stairs to Galleried Landing.

Bedroom 1: 11'2 x 9'5 Front aspect with wood style floor and radiator.

Bedroom 2: 13' x 8'4 Radiator, down lighters, wood style floor and window to the front.

Bedroom 3: 11'7 x 8'8 (L-shaped) Window overlooking the garden, radiator and wood style floor.

Shower Room: Fitted with a 3 piece suite including a tiled shower cubicle and glass hand basin set on a worktop, heated towel rail, down lighters, tiling and window. Airing cupboard with gas boiler.

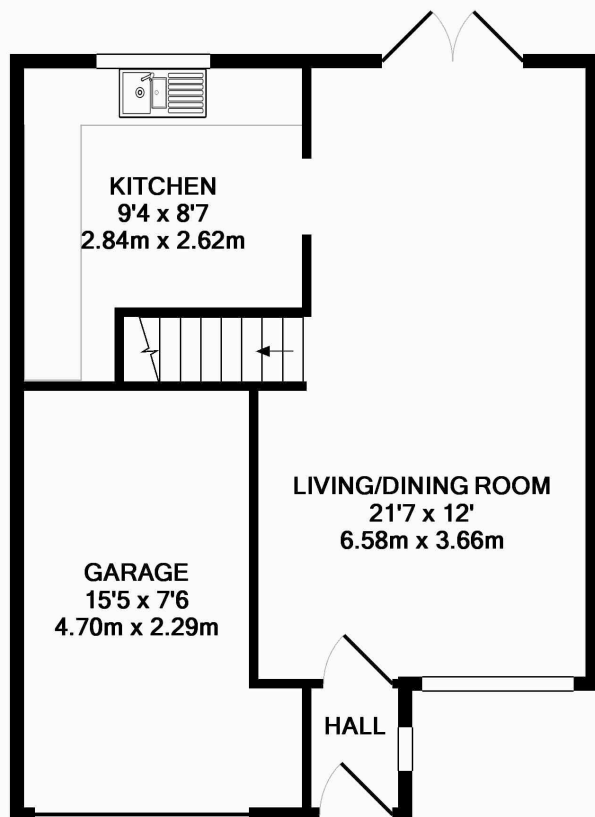
Outside

To the front is a large driveway c. 24' wide x 21' deep, also leading to the front door.

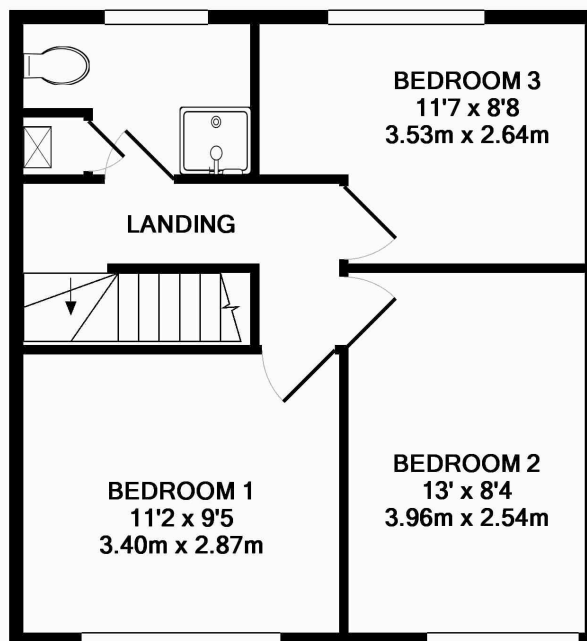
Garage: 15'5 x 7'6 Up and over door.

Rear Garden: Facing south the garden is 23' x 18' and features a paved terrace and low maintenance artificial grass lawn with timber fencing and side gate to the front.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### Directions

Turn right from our office and follow this road to the roundabout, turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout, continue straight through the twin roundabouts, Pound Lane is on the left.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(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.



JP Knight Property Agents, 42 St.Mary's Street,  
Wallingford, Oxon OX10 0EU

T. 01491 834349 info@jpknight.net  
www.jpknight.net

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