



10 Boshers Close, Cholsey, OX10 9GX  
£415,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A very well-presented three-bedroom, two-bathroom property located in this pleasant little cul-de-sac location with two allocated parking spaces. Located a short walk from the shops and train station in the desirable village of Cholsey, this well cared for home comprises entrance hall, cloakroom, kitchen-breakfast room, and large lounge diner. On the first floor there is a good size family bathroom and three generous bedrooms; the master with en-suite shower room. The property offers private courtyard gardens to the front and rear. Finally; the property offers two allocated parking spaces directly outside the front gate. Viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has two allocated parking spaces. The government portal generally highlights this as an unlikely/low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





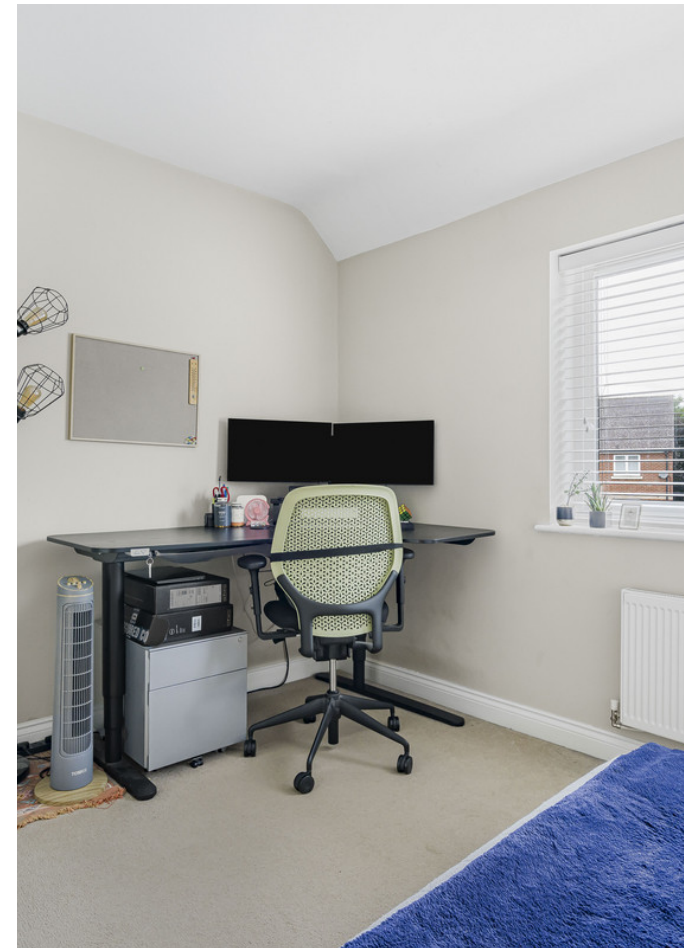


## Key Features

- Three-bedroom house.
- Two bathrooms (one en-suite)
- Two allocated parking spaces.
- Cul-de-sac location.
- Village living close to shops and the train station.
- Kitchen-breakfast room.
- Front and rear gardens.

## The Location

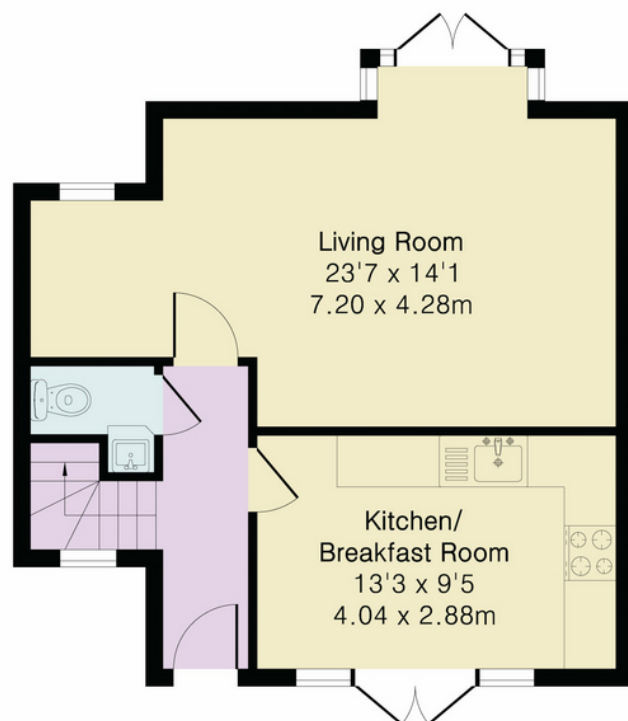
The property is located in the village of Cholsey, close to a number of shops including a Tesco local store, pharmacy, hairdressers, café, several public houses, restaurants, and a superb family butcher. The local primary school is held in high regard and a huge draw to the village is its train station located on the main line from Oxford to London (and Reading).



## Approximate Gross Internal Area 872 sq ft - 81 sq m

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 430 sq ft – 40 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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