



25 Chiltern Close, Berinsfield, OX10 7PZ

£299,950

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this three bedroom property situated on a no through road. The property benefits from a kitchen diner layout, south facing garden and a detached single garage.

Occupying a pleasant spot the property comprises entrance hall, lounge, kitchen diner with patio doors leading to the sunny south facing rear garden. On the first floor there are three well proportioned bedrooms with ample storage in the larger two bedrooms plus a family bathroom. To the rear of the property there is a detached single garage with power and lighting. Whether you're a first-time buyer, growing family, or investor, this home represents a unique canvas for all. Viewings are highly recommended to fully appreciate the potential on offer.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has on parking and a detached single garage. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers. 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. We have noted the presence of Artex but we cannot comment in respect of asbestos potentially elsewhere. The government portal generally highlights this as a very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- No onward chain
- Three bedrooms
- Gas central heating
- UPVC double glazed
- Garage and parking
- Kitchen diner

The Location

Berinsfield is a small residential village with lots of amenities including a CO OP Dentist Doctors Surgery Pharmacy and Fish & Chip Shop. There are also a host of community facilities that include a Church Primary School Nursery Library Leisure Centre with swimming pool and transport links with a regular bus service to Didcot, Reading, Oxford and Abingdon.

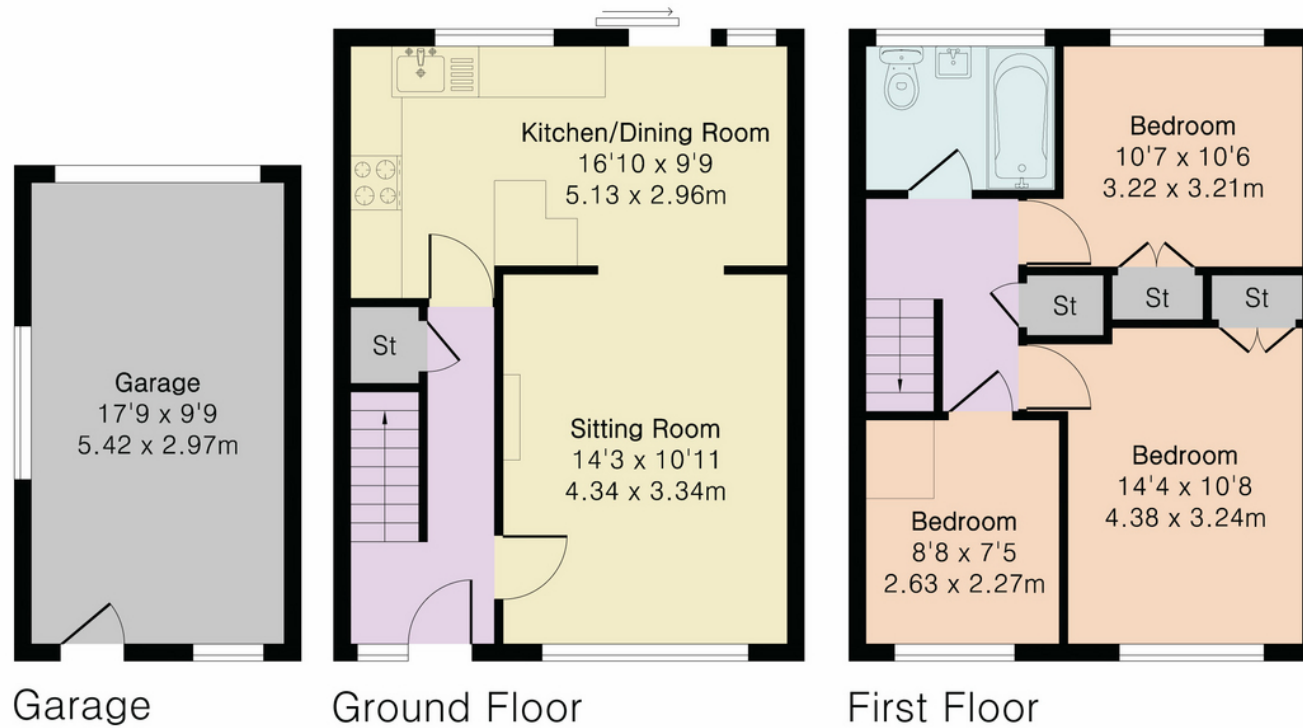


Approximate Gross Internal Area 776 sq ft - 72 sq m (Excluding Garage)

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 388 sq ft – 36 sq m

Garage Area 173 sq ft – 16 sq m



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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