



Connells

Lodden Avenue
Berinsfield Wallingford

Lodden Avenue
Berinsfield Wallingford OX10 7PY

for sale offers in excess of
£250,000



Property Description

An ideal First Time Buy or Investment!

This three bedroom home offers the opportunity to make your own and improve throughout.

With front and rear garden, large living room/dining area, downstairs w/c, kitchen, three bedrooms and a family bathroom.

The property is offered with no chain and is ready to move into.

As an investment this property would return a rental yield of more than 6% due to demand.

please note this property is of non-standard construction and should you require advice/mortgage help please call us



Ground Floor

Living Room

23' 3" x 10' 6" (7.09m x 3.20m)

Kitchen

9' 10" x 10' 10" (3.00m x 3.30m)

Toilet

4' 4" x 3' 11" (1.32m x 1.19m)

First Floor

Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m)

Bedroom Two

11' 2" x 11' 2" (3.40m x 3.40m)

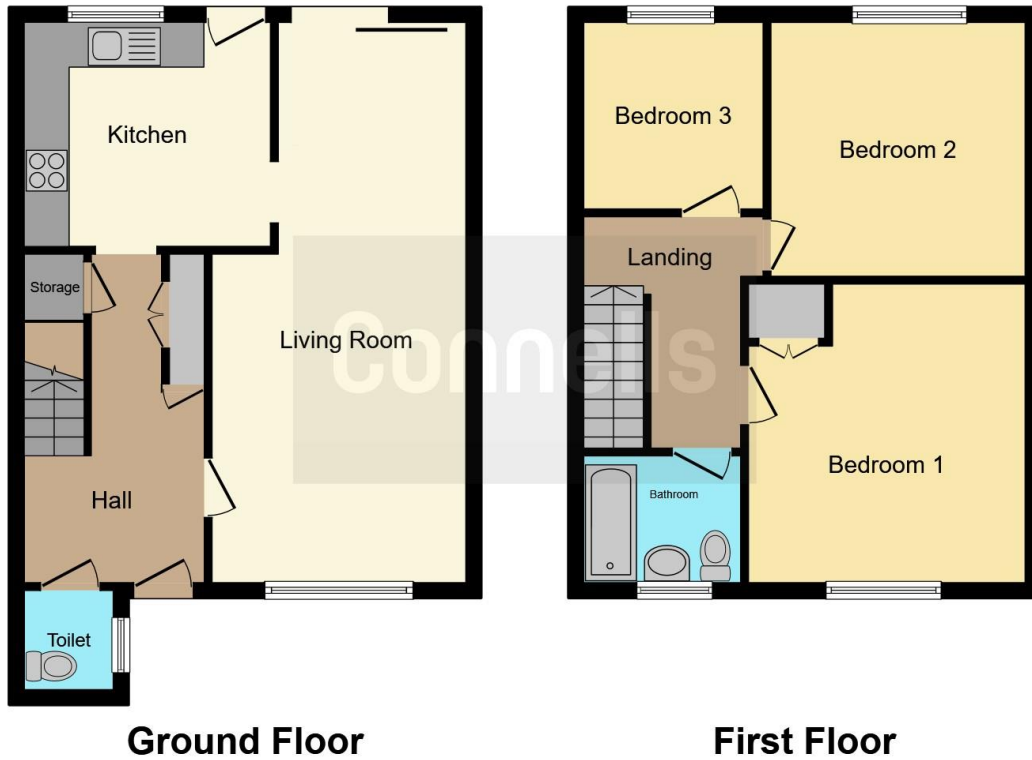
Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

Bathroom

5' 7" x 6' 11" (1.70m x 2.11m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01235 555611
E abingdon@connells.co.uk

11 High Street
 ABINGDON OX14 5BB

EPC Rating: D

view this property online connells.co.uk/Property/ABG304706

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ABG304706 - 0003