



Connells

Lodden Avenue
Berinsfield Wallingford



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



Room Measurement

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)

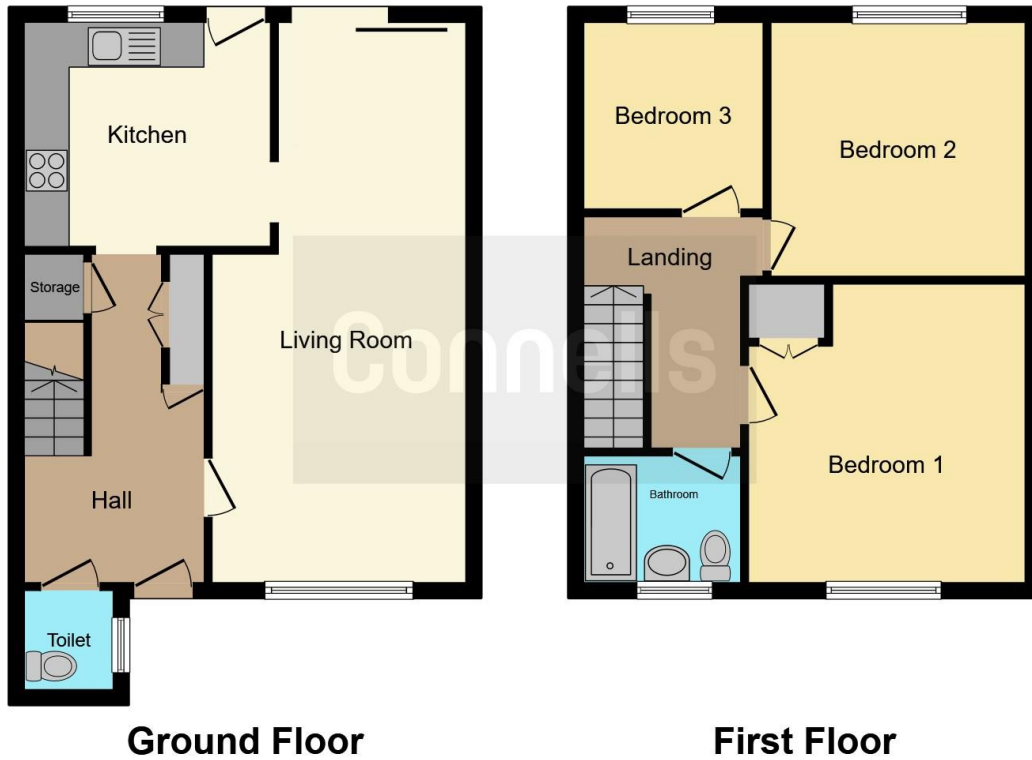
Bedroom Three

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

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EPC Rating: D

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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.

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