

Connells

Lodden Avenue Berinsfield Wallingford

## Lodden Avenue Berinsfield Wallingford OX10 7PY



## **Property Description**

An end of terrace, three-bedroom family home which has renovated throughout. This home is ready to move into and is offered as chain free.

The property benefits from the following; two parking spaces, wrap around garden (corner plot) with concrete outbuilding ideal for storage.

There is a brand-new kitchen, large open plan living room/dining room, downstairs w/c, three bedrooms with build in wardrobes to the large double and a cupboard in the second bedroom and a family bathroom.

This home offers a blank canvas to any buyers looking to put their own stamp on it!



Sitting Room 13' 7" x 11' 1" ( 4.14m x 3.38m ) Kitchen 8' 5" x 19' 3" ( 2.57m x 5.87m ) W.C 4' 7" x 4' 3" ( 1.40m x 1.30m ) First Floor

Bathroom 5' x 6' 2" (1.52m x 1.88m) Bedroom One 10' 9" x 12' 9" (3.28m x 3.89m) Bedroom Two 11' 8" x 11' 9" (3.56m x 3.58m) Includes built in wardrobe/storage cupboard

Bedroom Three 7' 6" x 8' 8" ( 2.29m x 2.64m ) Outbuilding 7' 5" x 7' 7" ( 2.26m x 2.31m )







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: E

view this property online connells.co.uk/Property/ABG304869





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: ABG304869 - 0003