



Connells

Wimblestraw Road  
Berinsfield Wallingford



### Property Description

This property offers an exceptional opportunity for buyers looking to customize and enhance a home with vast potential. With plenty of scope to improve and extend (STPP), this is a must-see to truly appreciate the possibilities.

The ground floor features a spacious living area and a well-proportioned kitchen,

Upstairs, you'll find two generous double bedrooms - originally a three-bedroom layout but converted for additional space, easily adaptable to suit your needs - as well as shower room and separate toilet.

Outside, the property boasts a desirable private garden with a large, fully enclosed lawn, perfect for families or outdoor entertaining. Further benefits include a private driveway, a garage, and the opportunity to truly make this home your own.

Don't miss out on this fantastic chance to craft the home of your dreams!

### Living Room

10' 9" x 13' 1" ( 3.28m x 3.99m )

### Dining Room

11' 1" x 10' 9" ( 3.38m x 3.28m )

### Kitchen

8' 6" x 8' 2" ( 2.59m x 2.49m )

### Bedroom One

8' 2" x 18' 8" ( 2.49m x 5.69m )

### Bedroom Two

10' 9" x 10' 9" ( 3.28m x 3.28m )

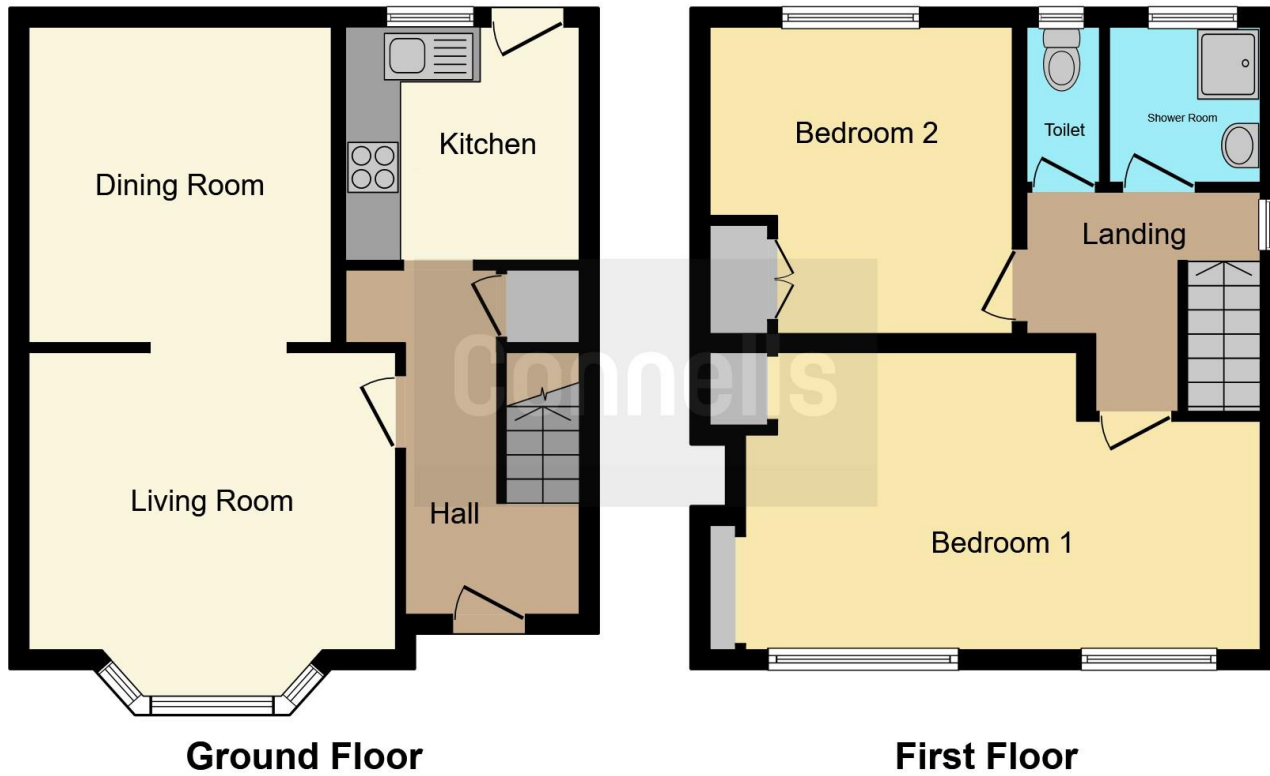
### Toilet

5' 6" x 2' 7" ( 1.68m x 0.79m )

### Shower Room

5' 6" x 5' 2" ( 1.68m x 1.57m )





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](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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