



**Ridgeway Close, Nuffield, Henley-On-Thames RG9 5SW**



## Welcome to

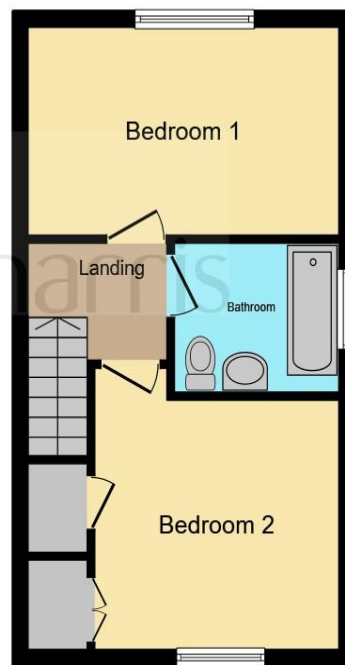
### Ridgeway Close, Nuffield, Henley-On-Thames

A rare opportunity to acquire this 58% shared ownership property, set in this semi rural location on Nuffield Hill only 5.5 miles to Wallingford and 6.9 miles to Henley on Thames. **\*\*Strict Criteria Applies\*\*** The property is situated in a cul-de-sac off Nuffield Hill, next to Huntercombe Golf Course. The accommodation comprises: entrance hall, kitchen, lounge, conservatory, two double bedrooms and bathroom. Outside is parking and an enclosed corner plot garden.





**Ground Floor**



**First Floor**

### Entrance Hall

### Kitchen

11' 5" x 7' 4" ( 3.48m x 2.24m )

### Lounge

13' 7" x 13' 7" narrowing to 11' 2" ( 4.14m x 4.14m narrowing to 3.40m )

### Conservatory

11' 1" x 9' 8" narrowing to 9' 1" ( 3.38m x 2.95m narrowing to 2.77m )

### Landing

### Bedroom

13' 7" x 8' 9" ( 4.14m x 2.67m )

### Bedroom

10' 3" x 10' 3" narrowing to 9' 7" ( 3.12m x 3.12m narrowing to 2.92m )

### Bathroom

### Parking

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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### Ridgeway Close, Nuffield Henley-On-Thames

- 58% Shared Ownership
- Monthly Rent £306.25
- Two Reception Rooms
- Semi-Rural Location
- Yearly Service Charge and Ground Rent £782.00

Tenure: Leasehold EPC Rating: E  
Council Tax Band: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership **£203,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF104942](https://allenandharris.co.uk/Property/WLF104942)



Property Ref:  
WLF104942 - 0012

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