



Leach Road, Berinsfield, Wallingford OX10 7QQ

Welcome to

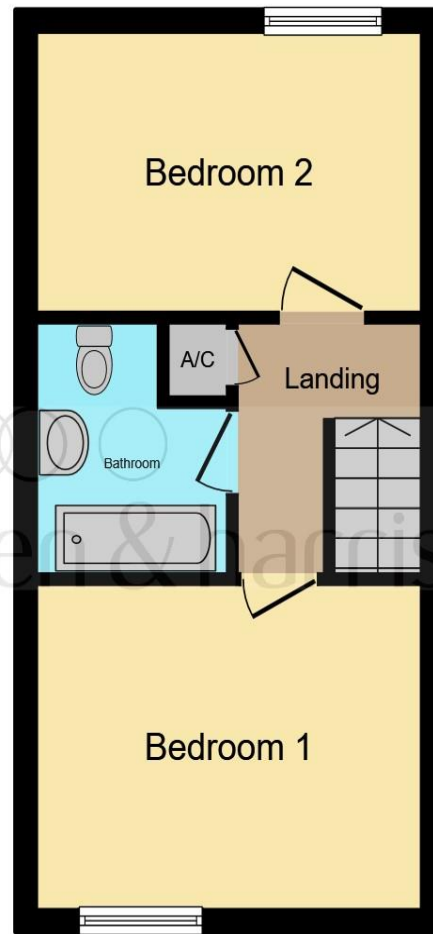
Leach Road, Berinsfield, Wallingford

The property is situated in a traffic free location adjacent to open green space within the heart of Berinsfield, close to shops and open countryside and good commuter's access to Wallingford, Abingdon and Oxford and on the X40 bus route. The property comprises: open plan living with sitting room and re-fitted kitchen with breakfast bar, landing, two double bedrooms and family bathroom. Outside is a fenced front garden and enclosed rear garden with access to the garage and parking for two vehicles. The solar panels are tariff fed once you have used your own electric and the owner receives money back annually for excess electric.

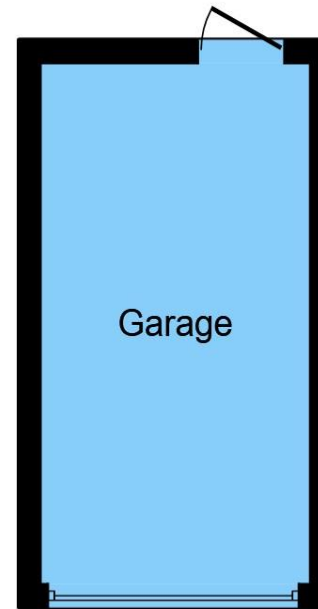




Ground Floor



First Floor



Garage

Sitting Room

14' 9" x 11' 7" (4.50m x 3.53m)

Kitchen/Breakfast Room

11' 7" x 10' (3.53m x 3.05m)

Landing

Bedroom 1

11' 7" x 8' 5" (3.53m x 2.57m)

Bedroom 2

11' 8" x 8' 5" (3.56m x 2.57m)

Bathroom

Front And Rear Garden

Garage And 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

Welcome to

Leach Road, Berinsfield Wallingford

- Viewing Highly Essential
- Modern House Adjacent to Open Green Space
- High Energy Efficient Rated
- Open Plan Living Accommodation
- Modern Fitted Kitchen with Breakfast Bar

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£300,000

Popular with commuters and families alike, the village of Berinsfield is located in the heart of South Oxfordshire. With excellent amenities, including a primary school, public house, doctors and dentist surgeries as well as a selection of shops and Co-op supermarket.

Berinsfield offers excellent value for money and is considered an up-and-coming area within Oxfordshire. Further infrastructure and regeneration is planned for the village, making it a desirable place to live and invest in. The city of Oxford is just 8 miles to the north, offering numerous museums, theatres, shopping facilities and transportation links with the frequent X40 bus service to Oxford and Reading.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104984



Property Ref:
WLF104984 - 0007

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