


property details **approval form**

32 Lodden Avenue, Berinsfield, Wallingford, Oxfordshire, England, OX10 7QB

Date: 23 December 2025

Property Ref and Version: WLF105115 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £325,000

Tenure: Freehold

>> **key features**

- >
- > EPC Rating: C

>> **short description**

Offered for sale is a refurbished three bedroom end of terraced property situated on the popular Berinsfield location having been rewired, newly installed central heating system, Magnet kitchen and white bathroom suite.

>> **long description**

The property comprises entrance hall, cloakroom, lounge, Magnet refitted kitchen/dining room leading to the conservatory and door to patio. First floor landing leads to the three double bedrooms and re-fitted bathroom. The ground floor will be finished off with wood laminate flooring and carpets to the first floor with vinyl in the bathroom. The property is of a non-standard construction type Modus House Type. Outside is front and rear gardens being enclosed by modern close panel fencing. Sold with no onward chain complications.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

W.C

Sitting Room

13' 4" x 11' 1" (4.06m x 3.38m)

Kitchen/Dining Room

19' 3" x 8' 6" (5.87m x 2.59m)

Conservatory

9' 6" x 5' 7" (2.90m x 1.70m)

Landing

Bedroom 1

12' 7" x 10' 6" (3.84m x 3.20m)

Bedroom 2

11' 7" x 11' 6" (3.53m x 3.51m)

Bedroom 3

8' 7" x 7' 6" (2.62m x 2.29m)

Bathroom

6' 6" x 5' 3" (1.98m x 1.60m)

Front And Rear Gardens

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>> **room description**

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>> **property images**



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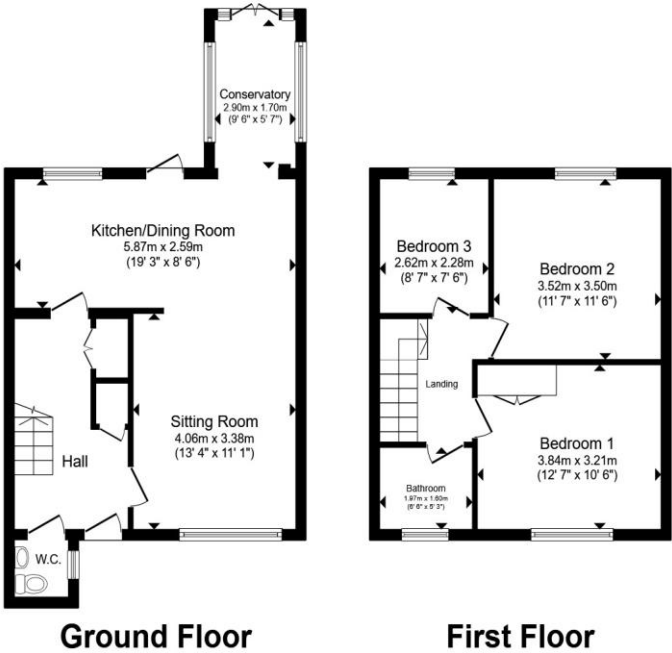
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>> floor plan



Total floor area 87.1 m² (937 sq.ft.) approx
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.propertybox.io



>> approval

Signature **Date**

Justin Jeffery		