



76 Station Road  
Cholsey, Oxfordshire, OX10 9QB



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Cholsey  
Oxfordshire  
OX10 9QB**

**GUIDE £450,000 FREEHOLD**



This detached property is situated within this sought after location less than 400 metres from the station and village centre. Offered for sale with no onward chain the property is in need of modernisation with generous front and rear gardens, garage and driveway.

Entrance hallway, cloakroom, bathroom, kitchen, study/bedroom three, open plan, I-shaped lounge/dining room and two doubles bedrooms. Set back from the road, there is a driveway providing parking for three cars leading to a single garage. The rear garden is west facing and fully enclosed.

The Village of Cholsey has a bustling community with excellent amenities and located to the south of Wallingford. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington.



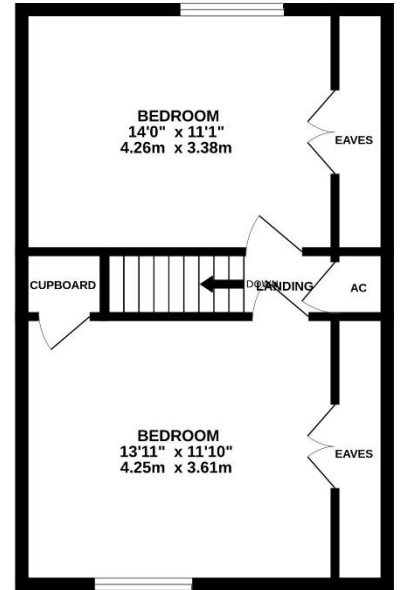
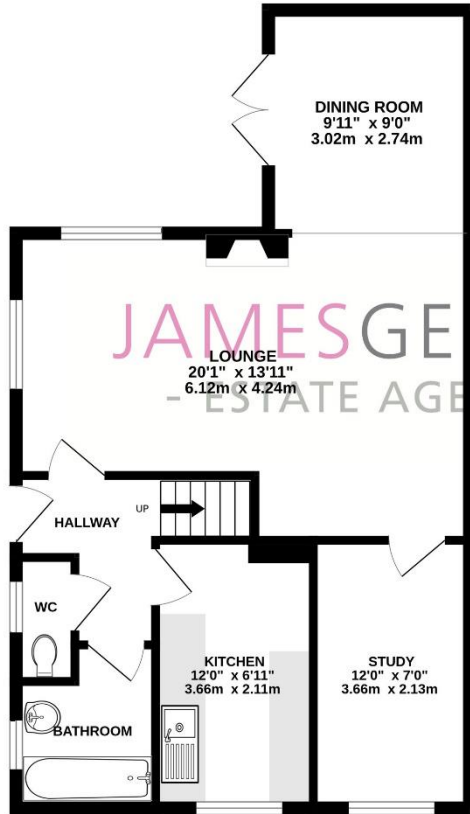
The A34 is within 9 miles whilst the M4 can be accessed at junction 12 approximately 12 miles from the property. There is also a well-regarded Primary School and local shops including a Tesco Express, pharmacy, family run butchers and hairdressers. The village has many sports clubs including adult and children`s football clubs, tennis and cricket club, golf society and `The Barn` gym. Easy access to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



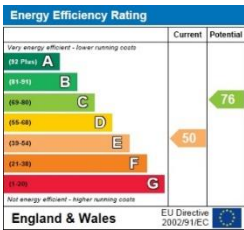
1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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JAMESGESNER  
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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk