



Agatha Christie Way, Cholsey OX10 9RS



Agatha Christie Way, Cholsey

Set on this select, small development in the sought after village of Cholsey, a well presented terraced home that features fabulous panoramic views across acres of open farmland at the rear.

This spacious 2 bedroom home has 860sq.ft. of accommodation including an en suite shower room, bathroom, 16' living room, cloakroom and a 16' kitchen/breakfast room.

There is a secluded garden to the rear and a private gated path to the 2 parking spaces with electrical charging point at the side.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: Wood style floor, radiator and stairs to landing.

Cloakroom: Fitted with a white 2-piece suite, tiling, window, radiator and wood style floor.

Living Room: 16'4 x 10'5 Set across the rear of the house there is both a window and French doors to the garden, radiator and wood style floor.



Kitchen/Breakfast Room: 15'8 x 9'2
 Window out to the front, fitted with a range of storage units with worktops and stainless steel sink. It has an integrated gas hob with stainless steel backplate, electric oven, extractor hood, fridge/freezer, dishwasher and washer/dryer. There is a wood style floor, plenty of space for a table and chairs, radiator, down lighters and a gas boiler.

Stairs to Landing: Loft access and radiator.

Bedroom 1: 16'4 x 10'6 A bright room with 2 windows overlooking the garden and farmland beyond, radiator and a painted and panelled feature wall.

En Suite Shower Room: Fitted with a white 3-piece suite, radiator, down lighters and wood style floor.

Bedroom 2: 11'5 x 9'1 The room has a front aspect and radiator.

Bathroom: White 3-piece suite, wood style floor, tiling, radiator, window and down lighters.

Outside

To the Front: Gravelled beds with established borders with a central path to the front door.

Two Parking Spaces: Set to the side of the house with private path from the garden. 7KW electrical charging point.

Rear Garden: An attractive feature it extends to 38' in length there is a full width timber deck leading to an area of lawn with side border and enclosed by timber fencing. It has its own gated path to the parking spaces.



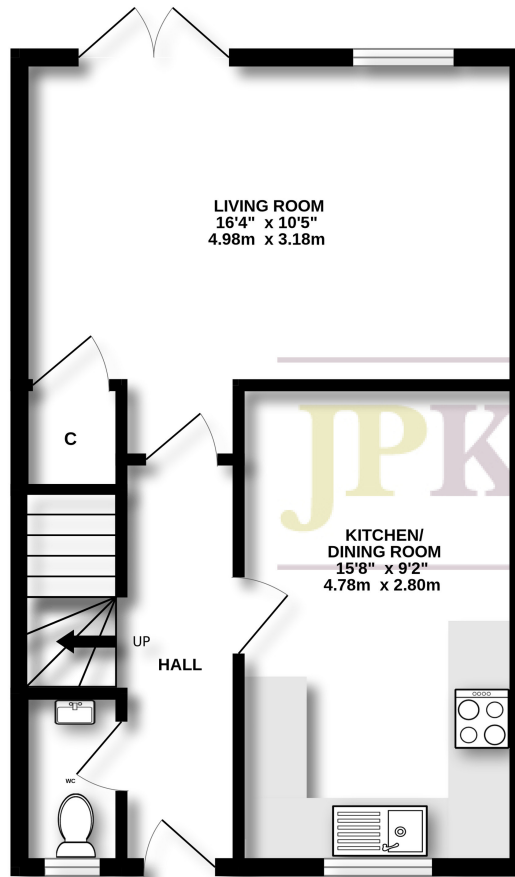
Directions: From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, turn right into Celsea Place, turn first right into Agatha Christie Way.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

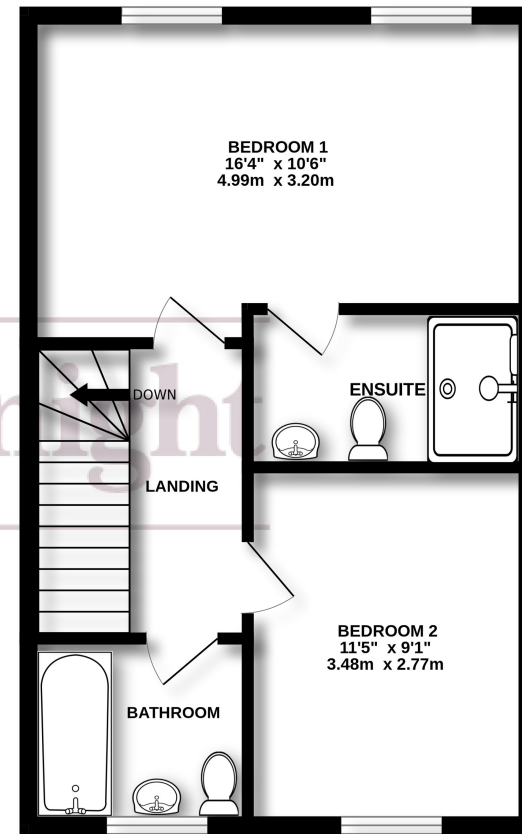
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GROUND FLOOR



1ST FLOOR



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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