



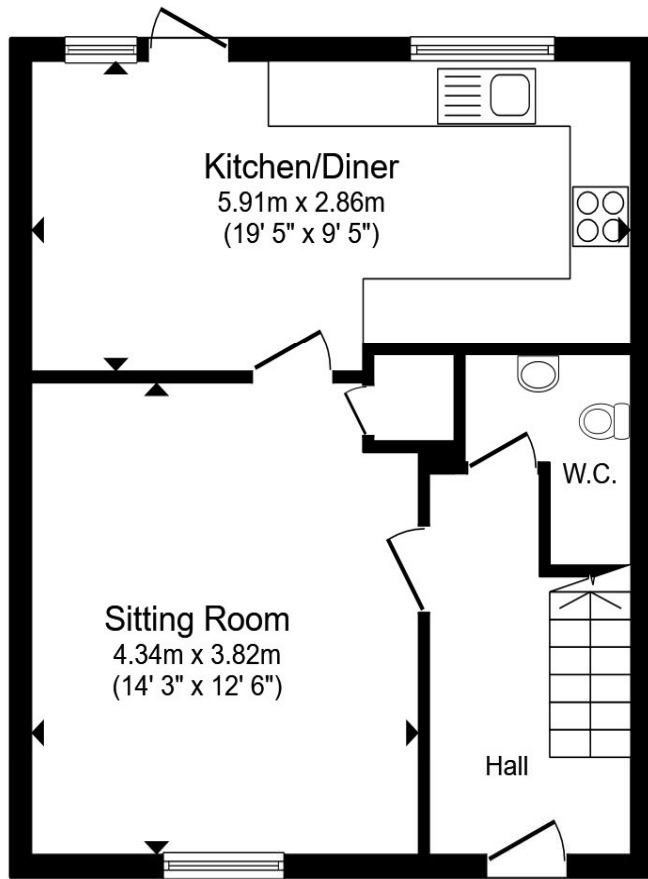
**Wey Road, Berinsfield, Wallingford OX10 7PS**

## Welcome to

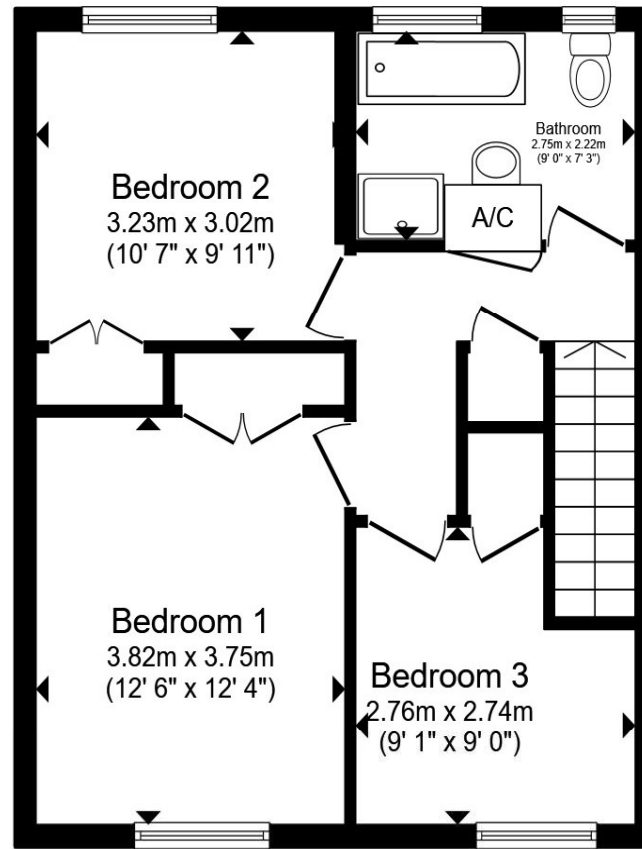
### Wey Road, Berinsfield, Wallingford

The property is situated on the east side of Berinsfield close to the open farmland and swimming lakes/Oxford wet and wild centre. The property boasts light and airy accommodation and comprises; entrance hall with downstairs cloakroom, lounge, 19ft modern fitted kitchen/dining room with patio leading to the garden. First floor landing with airing cupboard and further storage cupboard, three good sized double bedrooms all with built in wardrobes and a modern four piece fitted bathroom. Outside to the front is an enclosed garden and to the rear a westerly facing enclosed garden with astro turf and rear access gate leading to the parking area.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Sitting Room**

14' 3" x 12' 6" ( 4.34m x 3.81m )

**Kitchen/Dining Room**

19' 5" x 9' 5" ( 5.92m x 2.87m )

**Landing**

**Bedroom 1**

12' 6" x 12' 4" ( 3.81m x 3.76m )

**Bedroom 2**

10' 7" x 9' 11" ( 3.23m x 3.02m )

**Bedroom 3**

9' 1" x 9' ( 2.77m x 2.74m )

**Four Piece Bathroom**

9' x 7' 3" ( 2.74m x 2.21m )

**Front And Rear Garden**

Total floor area 86.3 m<sup>2</sup> (929 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](http://www.propertybox.io)



## Welcome to

## Wey Road, Berinsfield, Wallingford

- Immaculately Presented Family Home
- Three Double Bedrooms
- 19ft Modern Fitted Kitchen/Dining Room
- Four Piece Bathroom

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

# £315,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WLF105104 - 0007

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