



7 Wallingford Road
Cholsey, Oxfordshire, OX10 9LG



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**7 Wallingford Road
Cholsey
Oxfordshire
OX10 9LG**

GUIDE £325,000 FREEHOLD



Offered for sale with no onward chain is this end nicely presented two double bedroom end terrace cottage located in the popular village of Cholsey offering a generous west facing garden, driveway parking, and excellent transport links via the station providing access to London, Reading and Oxford.

Accommodation comprises of two double bedrooms, sitting room with stripped wooden floorboards, separate dining room with quarry tiled floor, kitchen and a downstairs bathroom. Driveway parking for two cars to the front and a west facing rear garden measuring over 120' feet in length to the rear. There is also a greenhouse and Brick shed. Recently redecorated with new carpets fitted on the first floor. Gas central heating and uPVC double glazing.



The village of Cholsey offers a number of amenities with a variety of local shops including a Tesco Express, along with a well regarded Primary School and The Barn Gym. Communications are also good with Cholsey Railway station within walking distance offering services to Didcot, Reading, Oxford and London Paddington. The M40 and M4 motor ways are approximately 15 miles away.



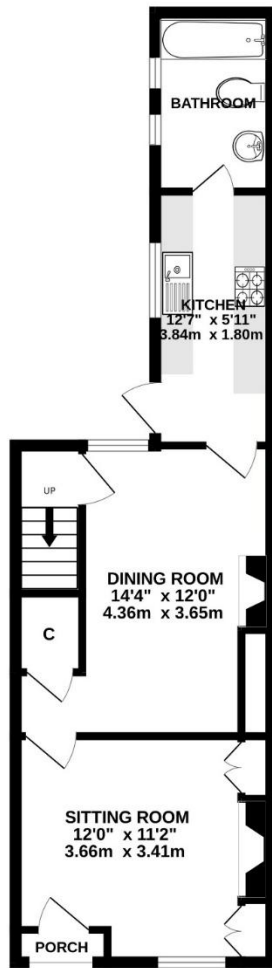
The historic city of Oxford is approximately 12 miles to the north and Reading is 14 miles to the south. The mainline railway station offers direct links to Oxford Reading and London Paddington.



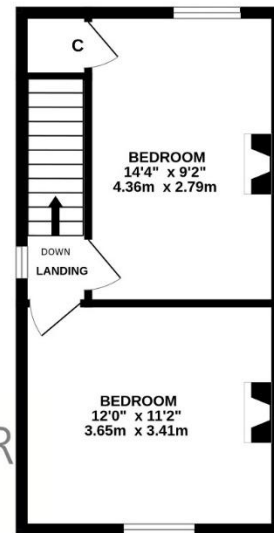
GROUND FLOOR
435 sq. ft. (40.4 sq.m.) approx.



1ST FLOOR
315 sq. ft. (29.3 sq.m.) approx.



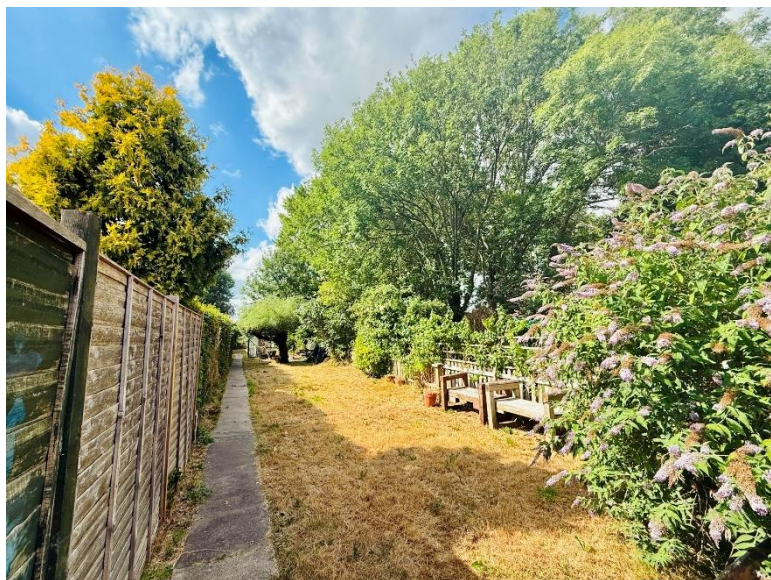
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TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		84
D (55-68)		
E (45-54)	41	
F (35-44)		
G (21-34)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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