



4 Holcombe Place, Oxford, OX44 7BE

£340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



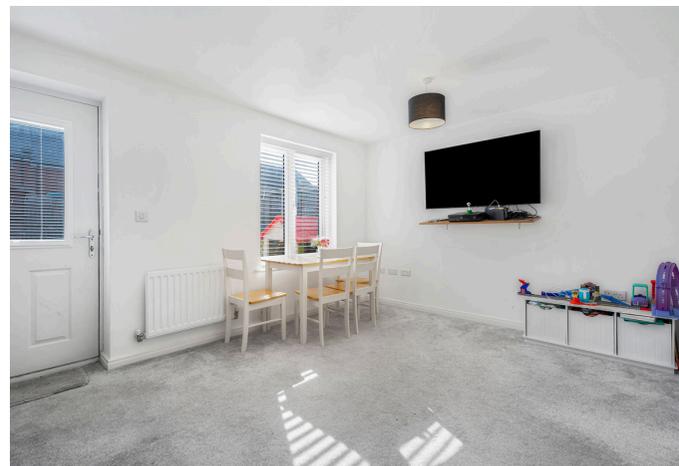
The Property

Offered to the market is this well presented two bedroom end terraced property situated in the popular village of Stadhampton.

The accommodation comprises of entrance hall, cloakroom, kitchen and a good sized living/dining room leading onto a private rear garden. On the first floor there are two spacious double bedrooms and a family bathroom. The property also benefits from allocated parking, UPVC double glazed windows and gas fired central heating.

For the location and presentation to be fully appreciated; this house must be viewed.

Located in the peaceful and well-connected village of Stadhampton, the home enjoys the best of both worlds—surrounded by open countryside yet within easy reach of Oxford, Wallingford, and excellent transport links. The village itself offers a welcoming community, a range of amenities including a well-regarded primary school, a local pub, and artisan food outlets.





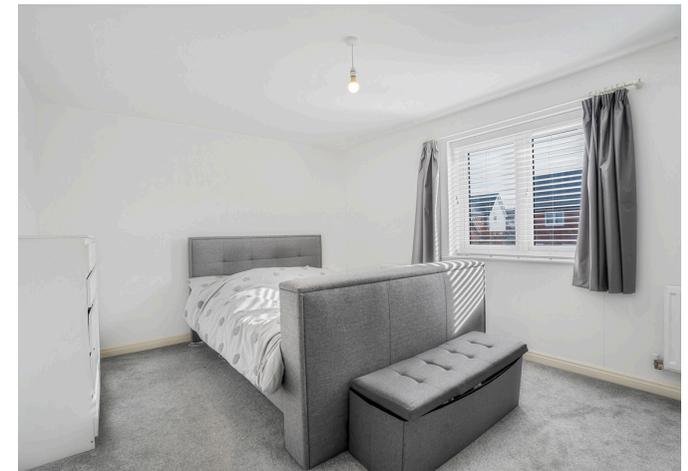
Key Features

- Two double bedrooms
- Desirable location
- Allocated parking
- Cloakroom
- UPVC double glazing and gas central heating
- Private and enclosed east facing garden

The Location

Some material information to note:

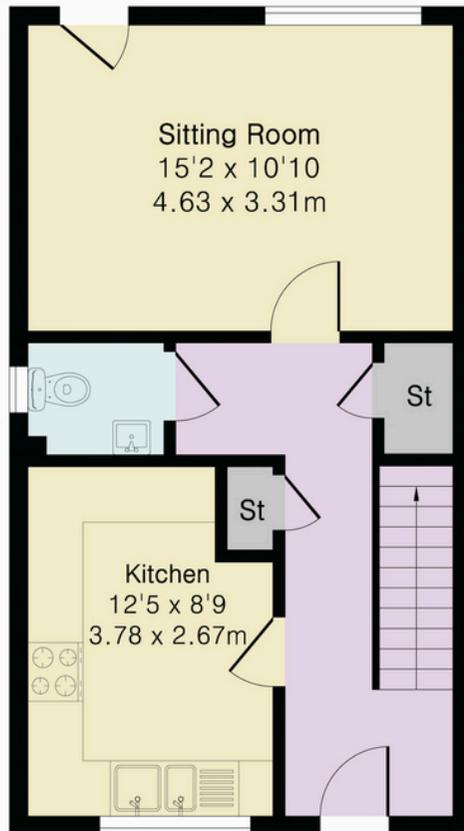
The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a very low risk of flooding. For any information from the register of title, please contact the agent.



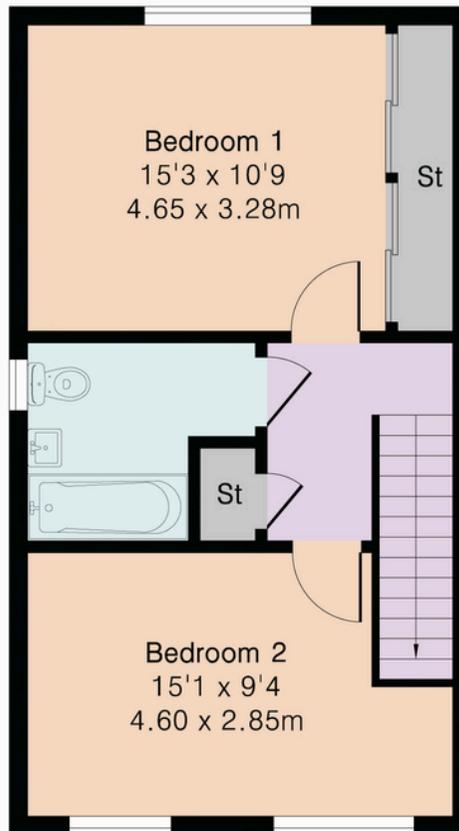
Approximate Gross Internal Area 854 sq ft - 80 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 427 sq ft – 40 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

