

WE VALUE



YOUR HOME



Flemming Avenue, Chalgrove  
£325,000



Offered with no onward chain and set within a tucked-away cul-de-sac in this sought-after village, this well-proportioned two-bedroom home features spacious living areas, a west-facing garden, and a gravelled driveway with space for three vehicles. Conveniently located near local amenities and within easy reach of major road networks and transport links, it's an ideal choice for those commuting to Oxford or London.





- OFFERED WITH NO ONWARD CHAIN
- CUL DE-SAC LOCATION
- GENEROUS SIZE ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- CONSERVATORY/DINING ROOM
- AMPLE DRIVEWAY PARKING
- EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS

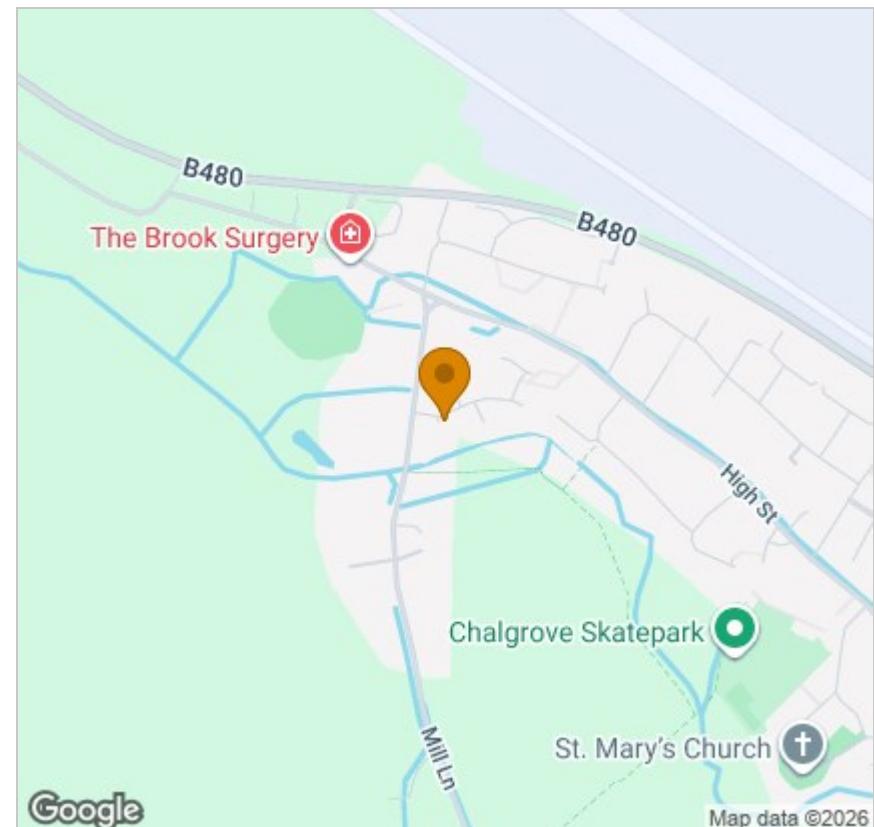
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)