



Queens Road, Cholsey, OX10 9QP
£495,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Upon entering you are greeted by a large entrance hall with built in storage for shoes and coats under the stairs. This leads you to a newly fitted kitchen dining room with doors leading out onto the private rear garden and patio area. The ground floor also has a large living room with further doors to the garden creating a lot of natural light.

Upstairs you have three good sized double bedrooms one with built in storage and a re fitted family bathroom with a shower over a full size bathtub. There is also a semi boarded loft creating useful storage.

To the outside you have parking for up to three cars on a gravel driveway and a small front garden. There is a good sized private rear garden with two large trees and a patio making ideal space for outside dining. There is a covered walk way between the house and garage creating side access to the garden and garage which has power and water to it





Key Features

- Three double bedrooms
- Garage and off street parking
- Private rear garden
- Patio dining area
- Immaculately refurbished throughout
- Central Village location
- New Windows
- New plumbing throughout
- Re wired throughout



The Location

Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

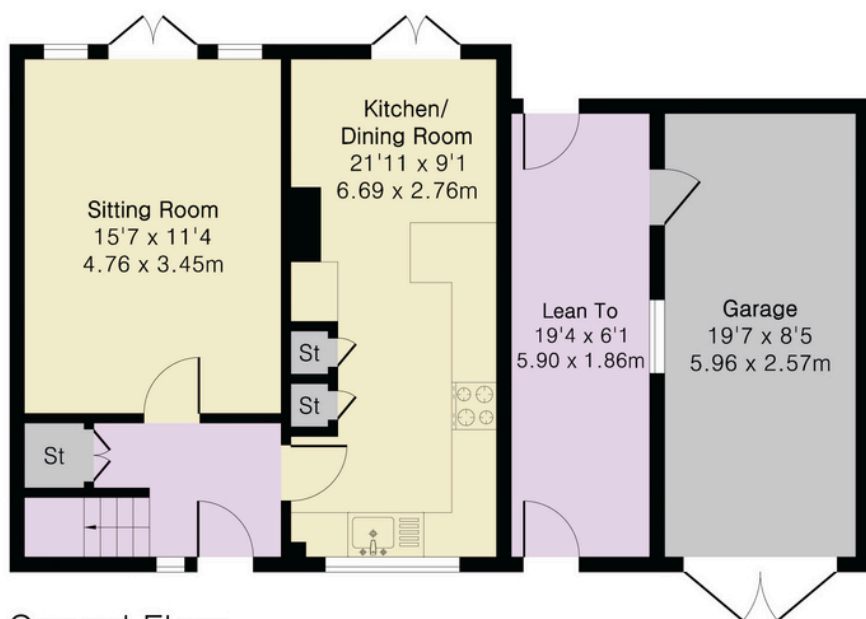


Approximate Gross Internal Area 914 sq ft - 84 sq m (Excluding Garage)

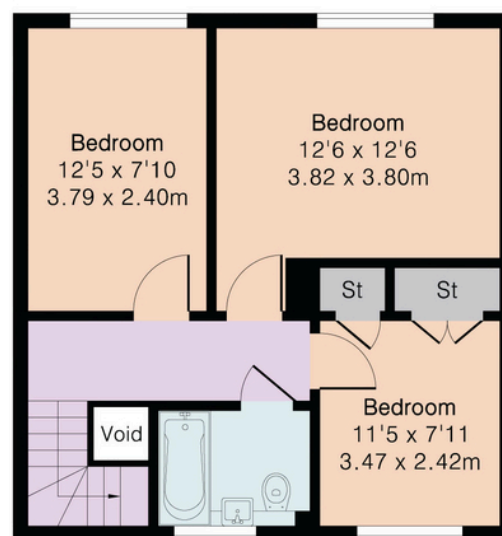
Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 sq m

Garage Area 165 sq ft – 15 sq m



Ground Floor



First Floor

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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.

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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.

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