

33 Amwell Place
Cholsey, Oxfordshire, OX10 9NZ

JAMESGESNER
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Cholsey
Oxfordshire
OX10 9NZ

GUIDE £190,000 LEASEHOLD





Situated at the end of this cul-de-sac, within this sought after village location, offering good facilities and commuter links via Cholsey station. This spacious two double bedroom first floor maisonette with private garden is offered for sale with no onward chain.

Upon entering, you are welcomed into a useful double hallway which provides a versatile space for storage. Upstairs comprises of a reception hall with ample storage cupboards.

Leading onto the kitchen which is well-appointed and practical, featuring a range of fitted units and work surfaces that provide plenty of storage and preparation space. All white goods would be included in the sale of this property.

The larger than average sitting room benefits from ample natural light, thanks to the two double-glazed windows, creating a warm and inviting atmosphere throughout the day. The neutral decor offers a blank canvas, allowing you to personalise the space to your taste.

The flat comprises of two double bedrooms. The rooms offer flexibility, whether you require a guest room, a home office, or simply extra space for family members. The bathroom is modern and well-maintained, complete with a shower and wash basin, and a separate WC, which is located next to the main bathroom.



One of the stand out features of this property is the private garden, a rare find for a flat in this price range. The garden provides a peaceful outdoor retreat, perfect for enjoying sunny afternoons, gardening, or entertaining friends and family. Your very own brick-built shed provides ample storage space with power and lighting.

The property benefits from double glazing throughout, ensuring energy efficiency and reducing noise, and electric heating, contributing to a comfortable living environment.

The property benefits from double glazing throughout, ensuring energy efficiency and reducing noise, and electric heating, contributing to a comfortable living environment. The service charge on this property is paid to Soha and totals £200 per year, this includes building insurance. There is an option of renting a garage close by at a cost of £52 per year through Soha Housing. Due to the short lease, the seller is in a position to have the lease extended for the future buyer.

Cholsey itself is a picturesque village steeped in history and character, located just a short distance from the bustling town of Wallingford and within easy reach of Oxford. The village boasts excellent transport links, including a railway station with direct services to London Paddington, making it ideal for commuters.

Residents of Cholsey enjoy a strong sense of community, with a variety of local amenities including shops, a post office, and several pubs and eateries offering traditional British fare. The village is surrounded by beautiful countryside, providing ample opportunities for walking, cycling, and outdoor pursuits.



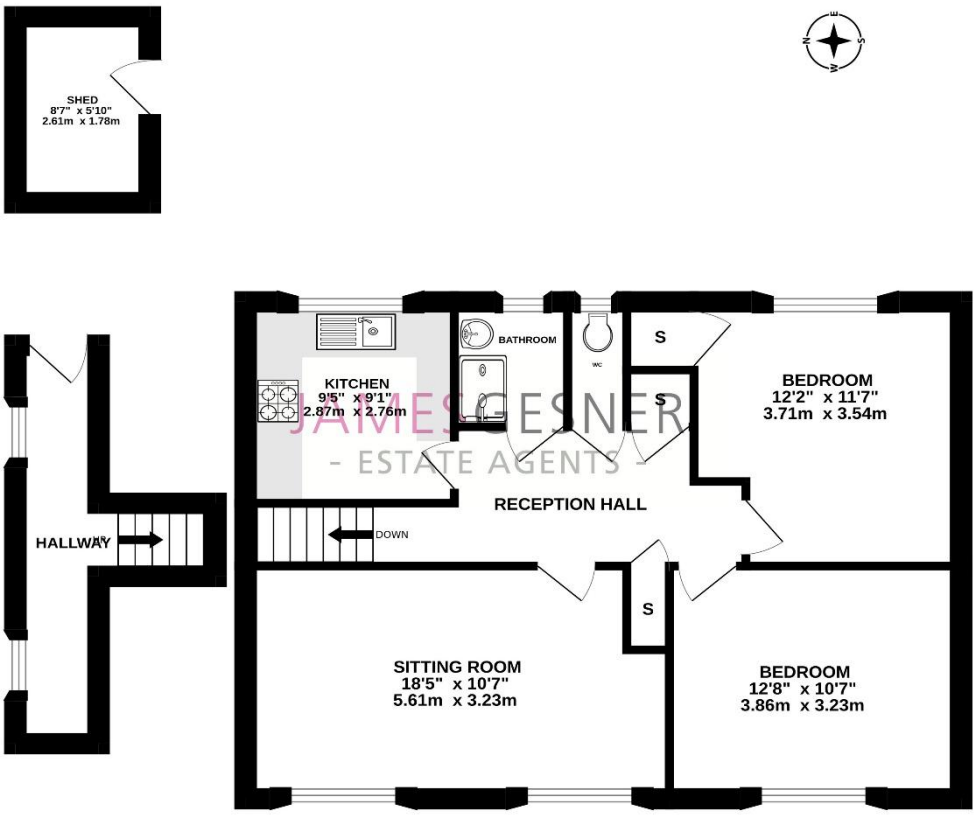








FIRST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



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TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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