



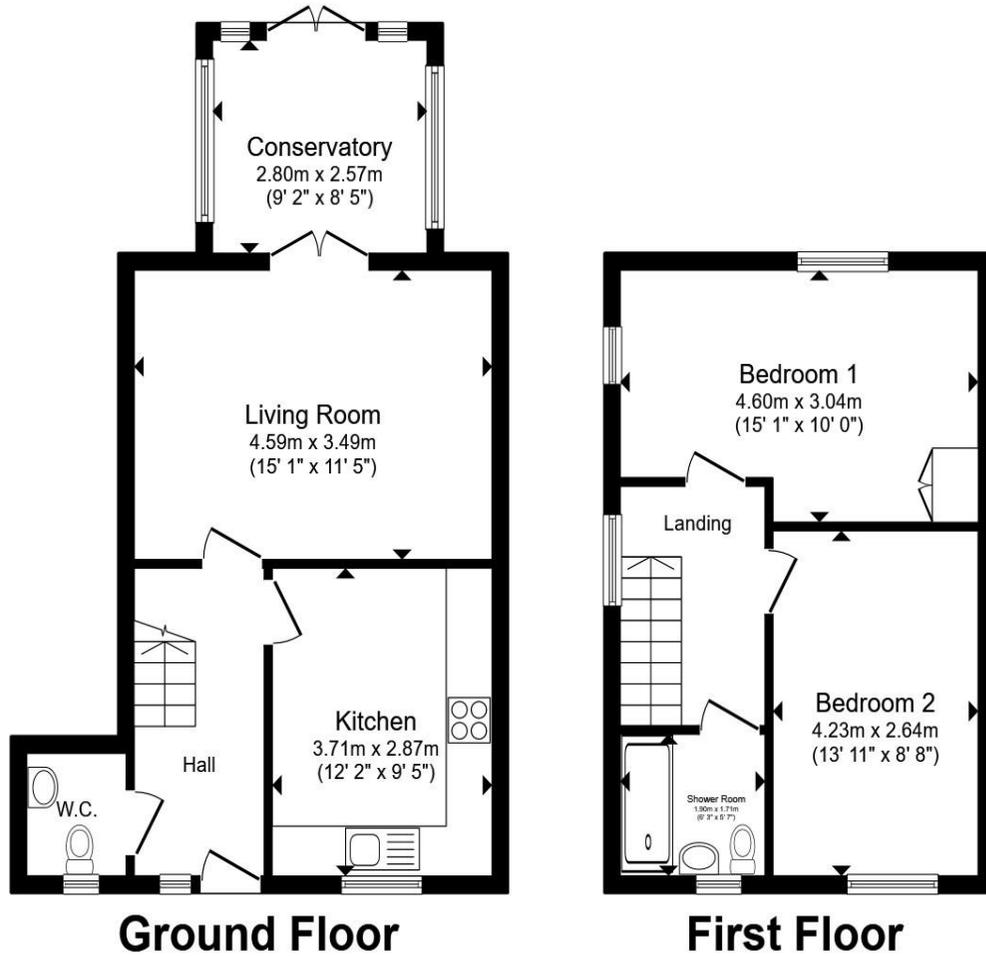
Colwell Road, Berinsfield, Wallingford OX10 7NT

Welcome to

Colwell Road, Berinsfield, Wallingford

The property is situated to the north side of Berinsfield, close to the shops, school and sports centre. Berinsfield is well situated for the X40 bus service in and out of Oxford, Reading on an extremely regular basis along with a service to Abingdon. The property is well presented throughout and comprises entrance hall, cloakroom, kitchen/breakfast room, sitting room, conservatory, landing, two double bedrooms and family bathroom. Outside to the front is a driveway with parking for two vehicles and an enclosed south facing rear garden.





Entrance Hall

Cloakroom

Kitchen/Breakfast Room

12' 2" x 9' 5" (3.71m x 2.87m)

Living Room

15' 1" x 11' 5" (4.60m x 3.48m)

Conservatory

9' 2" x 8' 5" (2.79m x 2.57m)

Landing

Bedroom 1

15' 1" x 10' (4.60m x 3.05m)

Bedroom 2

13' 11" x 8' 8" (4.24m x 2.64m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Driveway Parking

Total floor area 78.0 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Colwell Road, Berinsfield, Wallingford

- Well Presented and Extended
- Two Bedroom Semi Detached Home
- Driveway Parking
- Two Reception Rooms
- Modern Fitted Kitchen and Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105170



Property Ref:
WLF105170 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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