

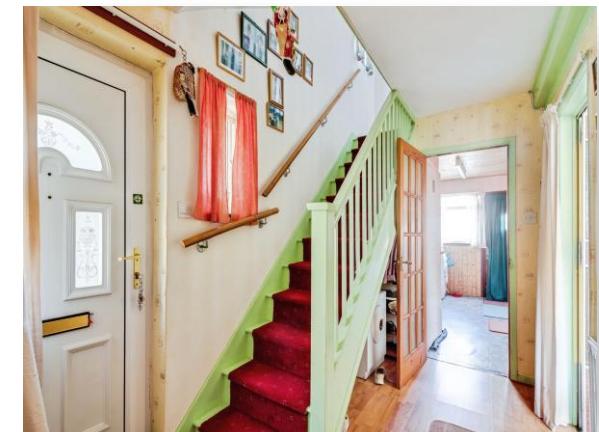


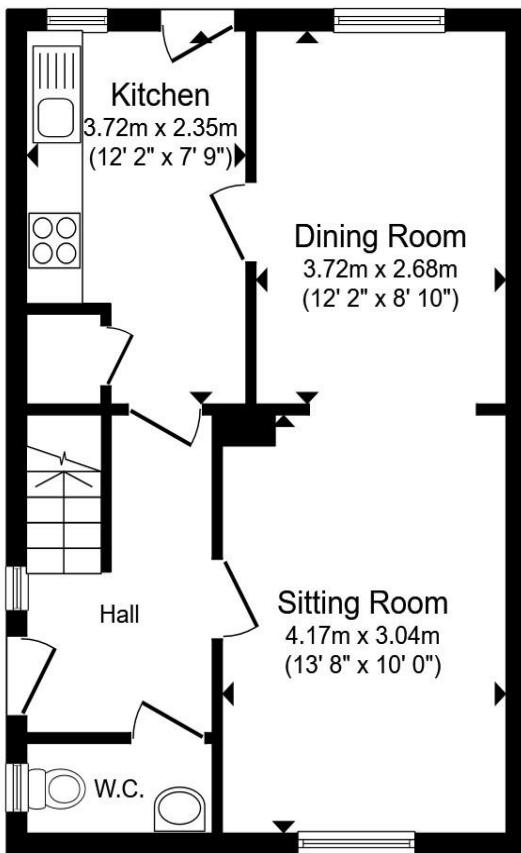
Windrush Road, Berinsfield, Wallingford OX10 7PF

Welcome to

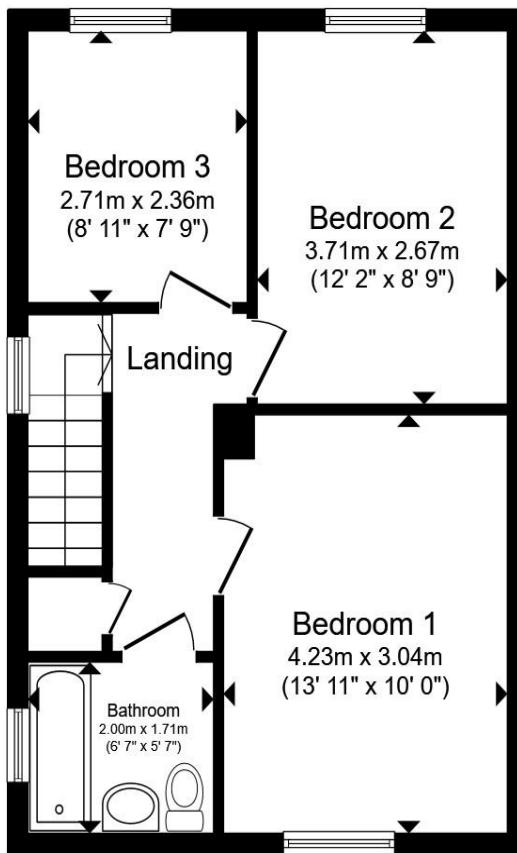
Windrush Road, Berinsfield, Wallingford

Situated at the end of this popular cul-de-sac is this semi-detached property boasting a larger than average front and rear garden and the advantage of a garage. Accommodation over 2 floors comprising a kitchen, dining room, sitting room and cloakroom on the ground floor. Upstairs features three well-proportioned bedrooms and a family bathroom. Outside to the rear is a larger than average garden being paved for ease of maintenance with side access leading to the enclosed front garden. Garage located in nearby block with up and over door.

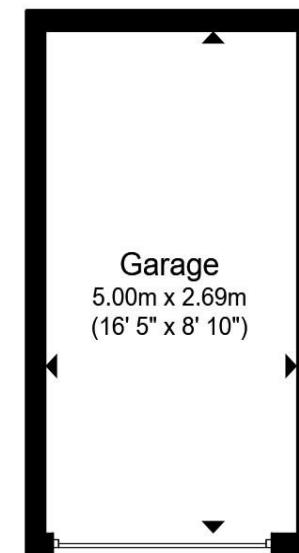




Ground Floor



First Floor



Garage

Total floor area 95.4 m² (1,027 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

Hall

Sitting Room

13' 8" x 10' (4.17m x 3.05m)

Dining Room

12' 2" x 8' 10" (3.71m x 2.69m)

Kitchen

12' 2" x 7' 9" (3.71m x 2.36m)

Downstairs W.C

Landing

Bedroom 1

13' 11" x 10' (4.24m x 3.05m)

Bedroom 2

12' 2" x 8' 9" (3.71m x 2.67m)

Bedroom 3

8' 11" x 7' 9" (2.72m x 2.36m)

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Garage

16' 5" x 8' 10" (5.00m x 2.69m)

Welcome to

Windrush Road, Berinsfield Wallingford

- Larger Than Average Plot
- Three Bedrooms
- Two Reception Rooms
- Garage In Block
- Semi-Detached Property

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£315,000



view this property online allenandharris.co.uk/Property/WLF105107

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.



Property Ref:
WLF105107 - 0004

Berinsfield is a well located village c. 8 miles south of Oxford with varied amenities including a Co-op, Dentist, Health Centre, Pharmacy, and Fish & Chip Shop. There are also a range of community facilities that include a Church, Primary School, Nursery, Library, Leisure Centre with swimming pool and transport links with a regular bus service to Wallingford, Oxford, Abingdon and Reading.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Please note the marker reflects the postcode not the actual property



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