





## Pound Lane, Cholsey

A lovely three bedroom home available with no onward chain.

Cholsey has regular services on the Great Western Main line railway station with great links to Reading, Didcot and London amongst a few. Cholsey has a strong community infrastructure with a library, recreation ground and allotments and shopping facilities.

## Tenure - Freehold

6 Pound Lane is a well proportioned home in the desirable village location of Cholsey. The home is a great opportunity for a first time buyer or family and is offered with no onward chain.

The home comprises a spacious ground floor with open plan living /dining room. There is a separate kitchen which is well-equipped and benefits from lots of counter space, it also overlooks the rear garden. Upon entry there is a handy porch area. The garage is integral and could be converted to a further reception room or bedroom.





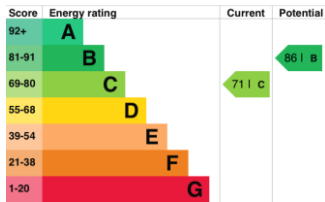
The first floor has three well-sized bedrooms. The bedrooms are two at the front and one at the rear of the property with a bathroom off the landing. The modern bathroom has a bath with shower, w.c. and wash basin.

The rear garden is mostly patio and concrete with some flowerbeds around the edges. It is a sunny space as it is south facing.

Please note: the photographs are pre-tenancy from 2022.



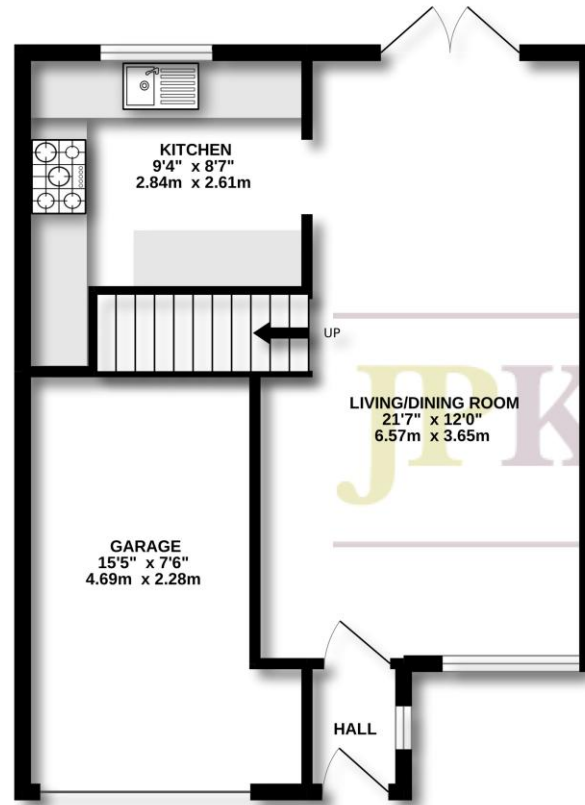
Directions: From our offices turn right onto St Mary's Street, continue onto Reading Road, at the roundabout, take the 3rd exit onto A4130, at the roundabout, take the 1st exit onto Wallingford Road, at the roundabout, take the 1st exit onto The Forty, at the roundabout, take the 2nd exit and stay on The Forty, at the roundabout, take the 1st exit onto Honey Lane, turn left onto Pound Lane and the property will be on the right.



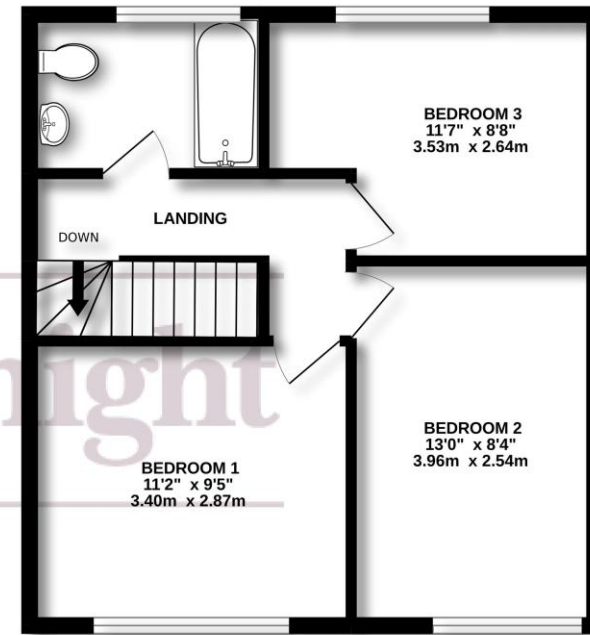
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 786sq.ft. (73.0 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.  
Made with Metropix ©2022

