



30 Fairfax Road, Chalgrove, OX44 7RX

Guide Price £379,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in the heart of the village is this 1960's three bedroom semi-detached property offered for sale with no onward chain and substantial potential for further improvements and modernisation.

This cherished home comes to the market for the first time in 50 years and comprises entrance hall, a spacious lounge spanning the full width of the property, a kitchen diner with integral access to the kitchen which could be converted into a further reception room, subject to the relevant planning. On the first floor there are three generous bedrooms and a bathroom. Finally, to the rear; there is a predominantly gravelled, low maintenance garden, whilst to the front there is double driveway providing space for multiple vehicles. For the potential to be fully appreciated; the property must be viewed.

Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handily for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.



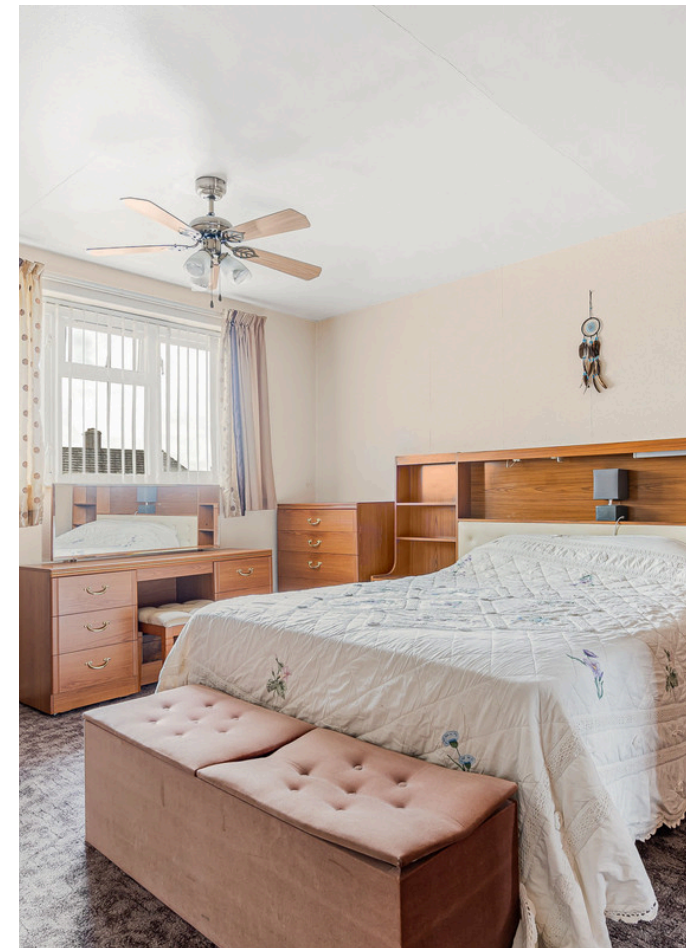


Key Features

- No onward chain
- Potential for further improvements and renovation throughout.
- Three well proportioned bedrooms
- Ample driveway parking
- Kitchen/Diner
- Integral garage with potential to be converted, subject to relevant planning

The Location

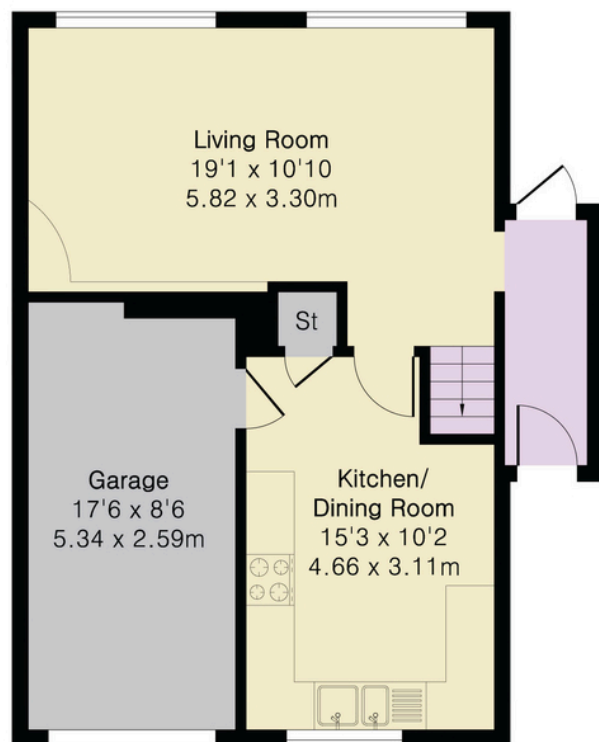
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation.



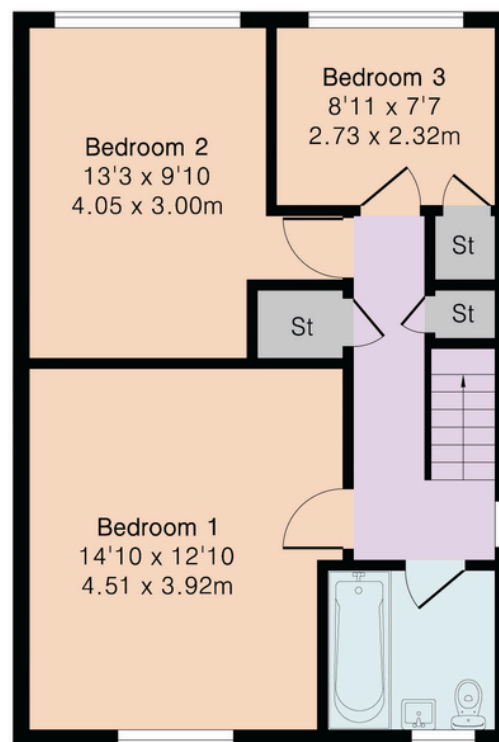
**Approximate Gross Internal Area 1137 sq ft - 106 sq m
(Including Garage)**

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 549 sq ft – 51 sq m



Ground Floor



First Floor



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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Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

