



23 Blacklands Road, Wallingford, OX10 6NW

Guide Price £350,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this three-bedroom property located in the popular village of Benson with off street parking and a good sized rear garden.

Located on the outskirts of Benson, this is a superb opportunity to acquire a family home with huge potential to modernize and reconfigure throughout. The front of the property has a graveled parking space accessing the front porch which takes you into the open plan living room with a bay window. The kitchen/dining room is located at the rear of the house with a door leading to the back garden and rear access gate. The second floor comprises of three bedrooms and a family bathroom.

Outside you have a graveled parking space for one car and a secure rear garden with a garden shed and access gate leading to the park and walks into the middle of the village.

Situated in the heart of Benson Village, you'll have everything you need just a short walk away. Explore the local amenities, including co-op store, cafes, local shops and friendly neighborhood pubs. There's also the local primary school and the recreation fields plus the local tennis club are just around the corner. Visit the village centre or take a leisurely stroll to the River Thames and enjoy the Waterfront Cafe. Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.



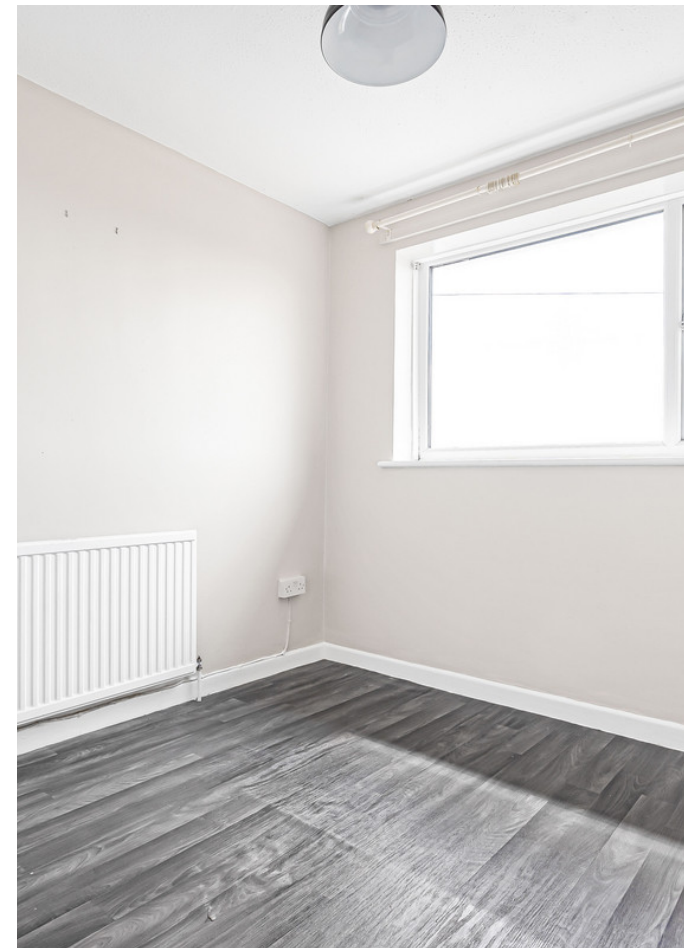


Key Features

- Three bedrooms
- Semi detached
- Separate kitchen and living room
- Ideal village location
- Private parking
- Renovation or refurbishment possibility

The Location

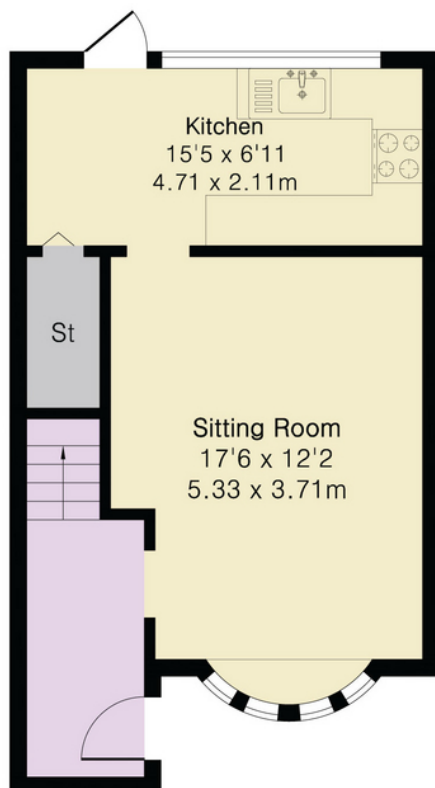
Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The parking space is accessed over a grass strip owned by the council. The previous occupiers had no issues driving across and parking there for a number of years but buyers are advised to do their own research. The government portal generally highlights this as a very low risk address for flooding. 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.



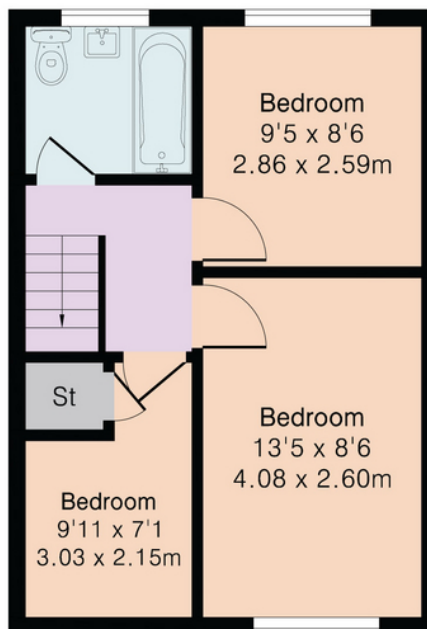
Approximate Gross Internal Area 742 sq ft - 69 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 356 sq ft – 33 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

