



1 Station Road
Cholsey, Oxfordshire, OX10 9PT



JAMESGESNER
- ESTATE AGENTS -



**1 Station Road
Cholsey
Oxfordshire
OX10 9PT**

OIEO £550,000 FREEHOLD



This three bedroom individual detached property is situated within close proximity to the village centre and its amenities. Offered for sale with no onward chain and viewing is highly recommended.

Accommodation comprises; entrance porch, entrance hallway, dual aspect lounge with doors to the rear garden, fitted kitchen, dining room, main bedroom with en-suite, two further bedrooms and a family bathroom.

The property is set back from the road with a gravel driveway providing parking for three cars. Gated side access which leads to the rear where you will find a low maintenance garden which is laid mainly to lawn and patio. There is also a garden shed.



The village of Cholsey offers a number of amenities including a variety of local shops including a Tesco Express, along with a well regarded Primary School and The Barn Gym.



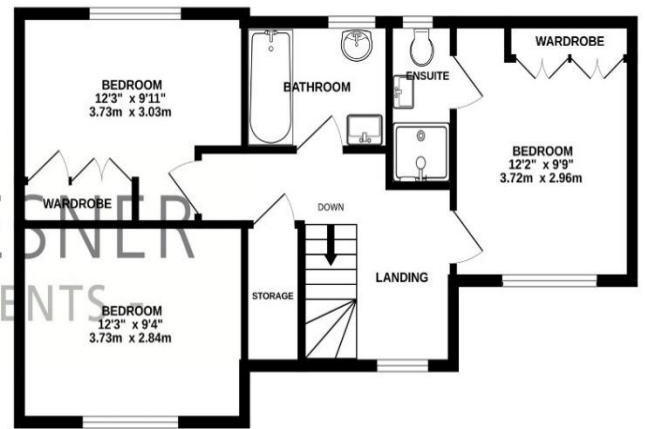
Communications are also good with Cholsey Railway station within 400 metres offering services to Didcot, Reading, Oxford and London Paddington. The M40 and M4 motorways are approximately 15 miles away. The historic city of Oxford is approximately 12 miles to the north and Reading is 14 miles to the south. The mainline railway station offers direct links to Oxford Reading and London Paddington.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		84
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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