



Villa Close, Cholsey, Oxfordshire
OIEO £400,000 FREEHOLD

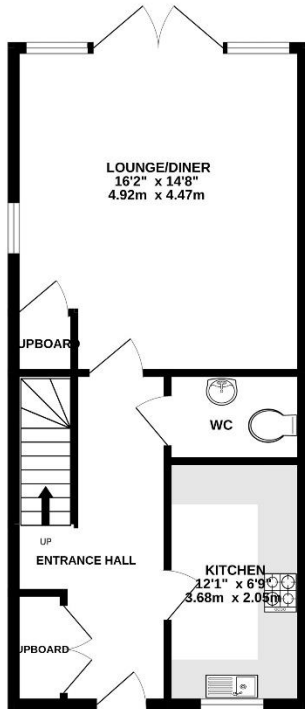
JAMESGESNER
- ESTATE AGENTS -

Situated within this popular cul-de-sac on the Cholsey Meadows development is this spacious three story town house offered for sale with no onward chain. Accommodation comprises of three double bedroom, three bathrooms (two en-suite), 16' lounge/dining room with French doors leading to a private garden, modern kitchen with integrated appliances and a cloakroom. The rear garden is south/west facing and there is allocated parking to the front for two cars.

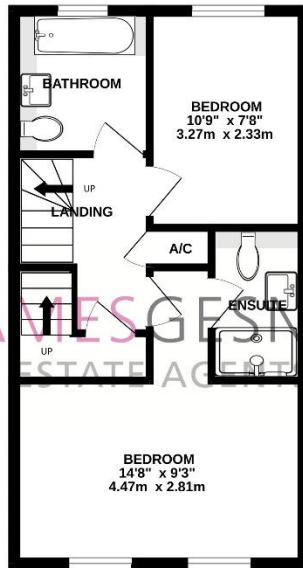


21 Villa Close, Cholsey, Oxfordshire, OX10 9FJ

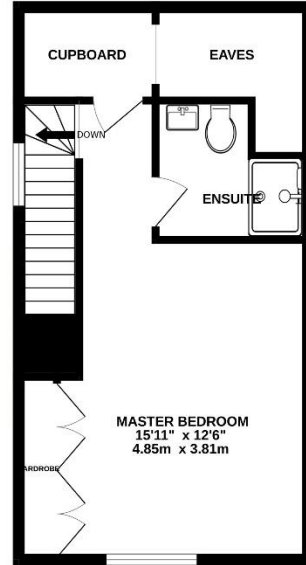
GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 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 ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		89
B (81-91)		
C (69-80)	79	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
info@jamesgesner.co.uk

t: 01235 519888
t: 01491 522222

Important Notice: These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. We have not tested any appliances which may be included in the sale, therefore any purchaser should seek clarification prior to exchange of contracts.