Kennet Close, Berinsfield, Oxfordshire
£199,950 FEEEHOLD
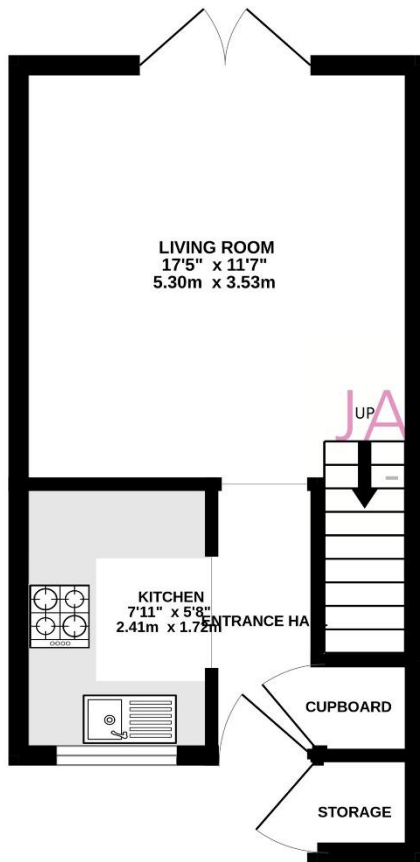
Situated within this cul-de-sac is this one bedroom property, and offered for sale with no chain and in need of some updating. Ideal first home or investment property which comes with a generous lounge, double bedroom, modern kitchen and bathroom, enclosed rear garden and allocated parking. Berinsfield is a small residential village with lots of amenities including a CO OP, Dentist, Doctors Surgery, Pharmacy, and Fish & Chip Shop. There are also a host of community facilities that include a Church, Primary School, Nursery, Library, Leisure Centre with swimming pool and transport links with a regular bus service to Didcot, Oxford and Abingdon.
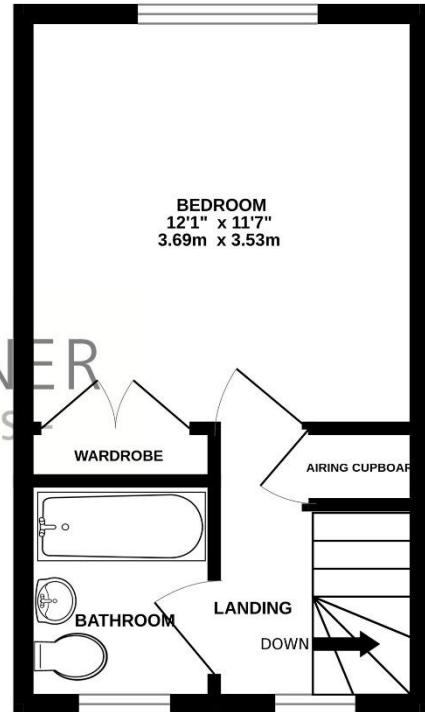
40 Kennet Close, Berinsfield, Oxfordshire, OX10 7PX

GROUND FLOOR
242 sq.ft. (22.4 sq.m.) approx.

1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.

LIVING ROOM
17'5" x 11'7"
5.30m x 3.53m

UP

KITCHEN
7'11" x 5'8"
2.41m x 1.72m

ENTRANCE HALL

CUPBOARD

STORAGE

BEDROOM
12'1" x 11'7"
3.69m x 3.53m

WARDROBE

AIRING CUPBOARD

BATHROOM

LANDING

DOWN

N E S W

TOTAL FLOOR AREA : 475 sq.ft. (44.1 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	64	
(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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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.

L241