



Kennet Close, Berinsfield, Oxfordshire
OIEO £200,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

Situated within this cul-de-sac is this nicely presented one double bedroom property offered for sale with no chain. Ideal first home or investment property which comes with a generous lounge, double bedroom, modern kitchen and bathroom, enclosed rear garden with storage shed 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.



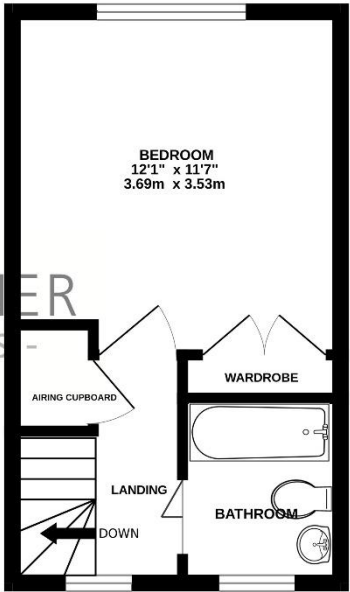
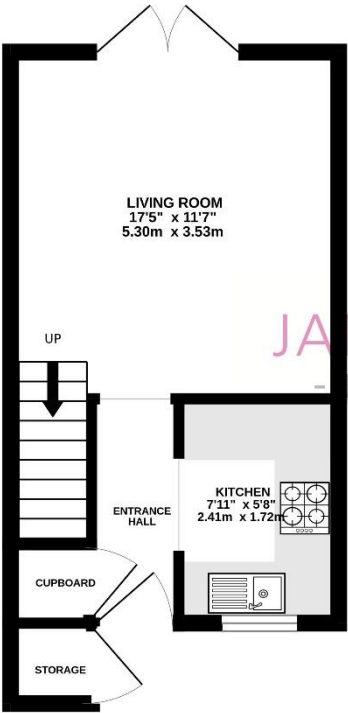
67 Kennet Close, Berinsfield, Oxfordshire, OX10 7QE

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		93
(81-90) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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