



67 Papist Way
Cholsey, Oxfordshire, OX10 9QH



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**67 Papist Way
Cholsey
Wallingford
OX10 9QH**

GUIDE £500,000 FREEHOLD



For sale with no onward chain is this attractive three double bedroom semi-detached character home in need of complete refurbishment and offering excellent potential to improve further (STPP) by extending to the side and rear.

The property is located on this desirable road just 0.4 miles from the station benefiting from a large plot - measuring 80 metres in length with a double garage at the rear.

Cholsey is located to the south of Wallingford offering a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington in under an hour. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.

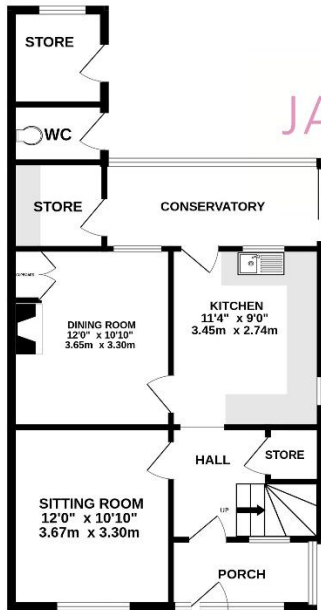
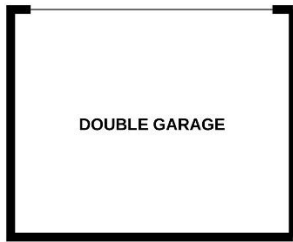


There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more.

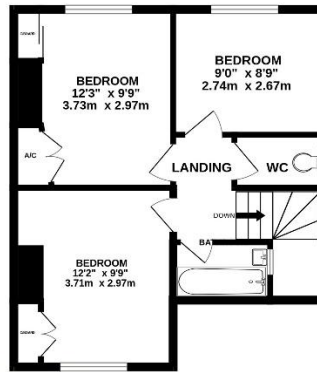
Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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