



Leach Road, Berinsfield, Oxfordshire
£290,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

Situated in a cul-de-sac location in the popular village of Berinsfield is this nicely presented, two double bedroom property which benefits from allocated parking for two cars.

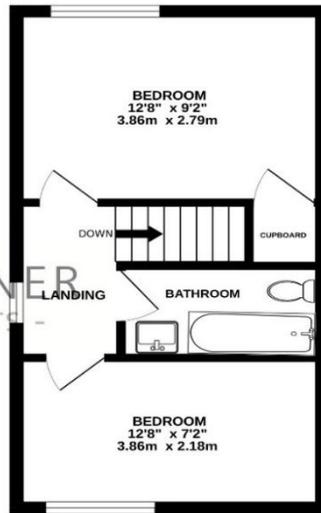
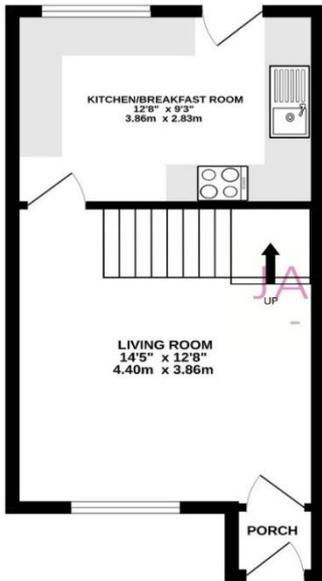
Accommodation comprises of an entrance porch leading into the living room, modern kitchen/breakfast room, two double bedrooms and a re-fitted family bathroom. The garden to the rear is south facing and laid to lawn with a patio area and a path leading to a shed with light and power. The enclosed front garden is low maintenance and there is allocated parking for two cars. The property is triple glazed throughout with a gas boiler providing gas central heating.



14 Leach Road, Berinsfield, Oxfordshire, OX10 7QQ

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78

EU Directive 2002/91/EC

TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 listed have not been tested and no guarantee as to their operability or efficiency can be given.
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James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
info@jamesgesner.co.uk

t: 01235 519888
t: 01491 522222

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