

Queens Road, Cholsey, OX10 9QP

Offers In Excess Of £350,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Coming to the market for the first time in over sixty years, is this three-bedroom semi-detached family home in need of complete modernising throughout and giving excellent scope to extend subject to the usual planning permission. The property offers a generous frontage with lawned garden area plus driveway parking leading to the detached garage with gated side access leading to the private rear garden. Situated within the popular village of Cholsey with many good local amities including Cholsey train station and offered for sale with no onward chain.

The property comprises, front porch leading to the hallway with stairs rising to the first floor, living room with fireplace, dining room with re-fitted gas boiler and rear window, doorway through into the kitchen and side door leading out. Upstairs offers three bedrooms, two double and a further single plus shower room.

Outside the property offers an enclosed private rear garden with mature plants and shrubs, raised patio area with garden shed including an undercover side area with gated access leading to the front garden which offers a good size front lawn with mature plants & shrubs, driveway parking leading to the detached garage.







Key Features

- Semi-detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Needs Updating Throughout
- One Family Owner from New
- Village Location



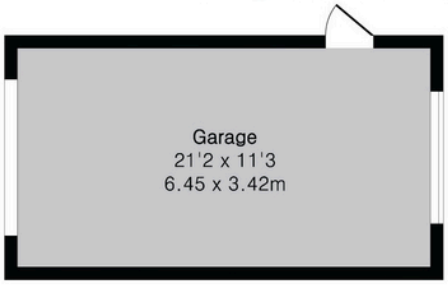
The Location

Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs, and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.

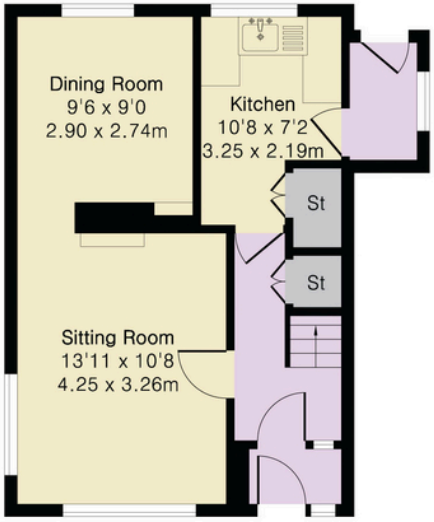
Some material information to note: SODC Council Tax Band C. Gas central heating. Mains water and drainage, mains electrics. The property tenure is Freehold; it has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with a couple providers. The government portal generally highlights this as a very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. If a property was built pre-1999 there may be low levels of asbestos which is considered safe if left undisturbed.



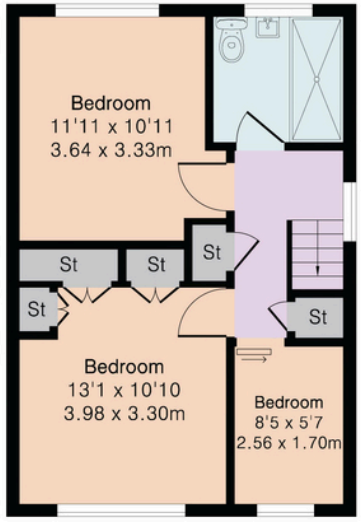
Approximate Gross Internal Area 852 sq ft - 80 sq m
(Excluding Garage)
Ground Floor Area 438 sq ft – 41 sq m
First Floor Area 414 sq ft – 39 sq m
Garage Area 237 sq ft – 22 sq m



Garage



Ground Floor



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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