



Abbey Woods Close, Berinsfield, Wallingford, Oxfordshire OX10 7QD
Oxfordshire, £275,000

Waymark

Abbey Woods Close, Wallingford OX10 7QD

Oxfordshire
Freehold

Description

Attention first time buyers! Offered to the market is this two double bedroom home, tucked away in a quiet cul-de-sac position within Berinsfield. The internal accommodation comprises of: entrance hall, kitchen, lounge/dining room, bathroom and two double bedrooms. Externally, the property benefits from a low maintenance enclosed rear garden mainly laid to lawn, with gated access to the side alongside two allocated parking spaces to the front. The property is situated in a quiet no through road with open greenery to the rear of the development. The property is connected to mains water, gas and electric.

Please note There is an estate fee of £87.30 per annum for the maintenance of the close. There is also a restrictive covenant in place for the first five years of ownership with this property.

Location

The property is situated within close proximity to various amenities including a primary school, a public library, The Abbey Sports Centre, a row of shops including a post office. The property is further conveniently situated within walking distance to public transport routes including Thames Travel bus routes X38, X39 and X40 indirectly serve Berinsfield. Between them they give the village links to Oxford, Reading and Wallingford seven days a week and also Henley-on-Thames from Mondays to Saturdays.

Viewing Information

By appointment only please.



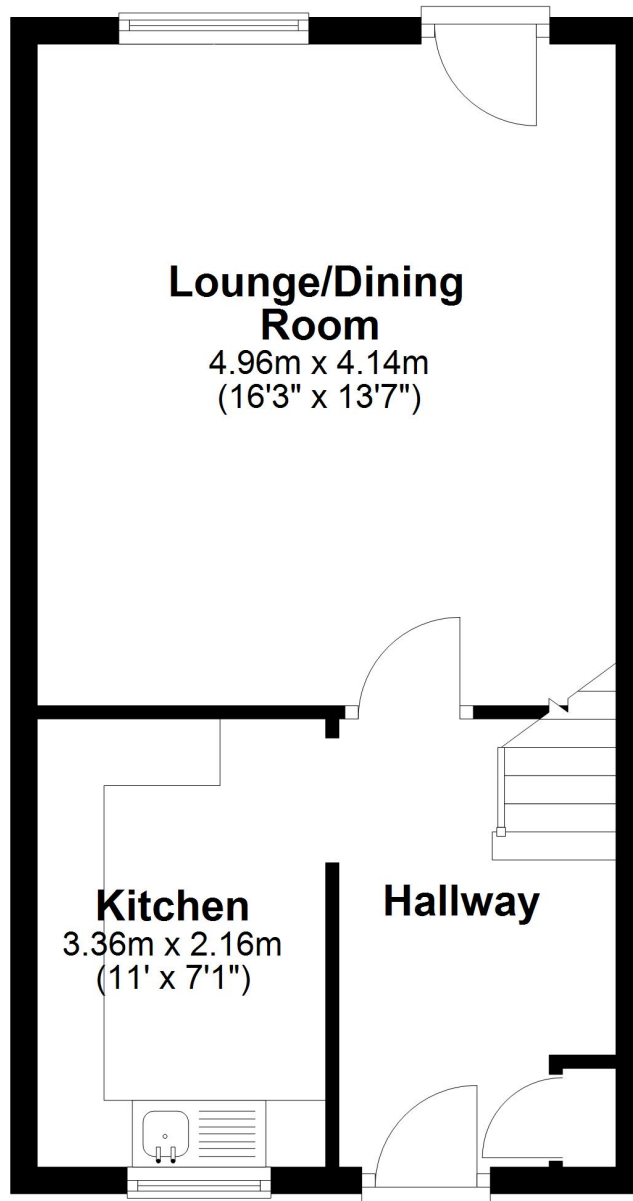
Waymark
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

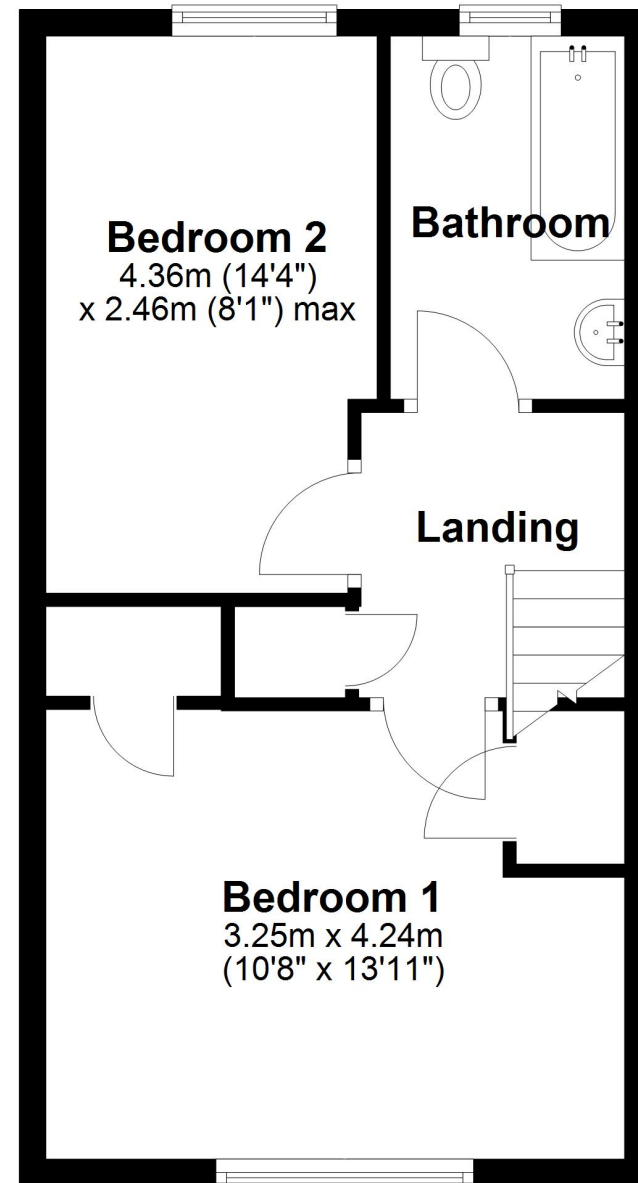
Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form 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 representative of fact.

