



Celsea Place, Cholsey, OX10 9QW



Celsea Place, Cholsey

Set in a quiet residential road in a sought after village this stylishly updated semi-detached home, modernised by the current owners in 2018, features an open plan living space including a refitted kitchen and double aspect living/dining room with under floor heating, a separate utility area offers further scope: upstairs there are 3 bedrooms and newly fitted shower room.

There is scope for a front drive STPP and a large 75' west facing rear garden. In addition to the amenities in the village centre the house is just half a mile from the train station.



Tenure - Freehold

Accommodation

The property has gas central heating, underfloor heating on the ground floor and radiators upstairs, it is double glazed.

Front door to:

Hall: Tiled under heated floor.

Living/Dining Room/Kitchen: 24'1 x 18'3. This great open plan space comprises:

Kitchen: Range of storage units, stainless steel sink and worktops incorporating breakfast bar, induction hob, extractor hood, electric oven and microwave, appliance spaces. Window to garden, downlighters, opening to:

Living/Dining Room: Double aspect with Window to front and French doors to the garden. Tiled floor with under-heating, downlighters.





Utility Room: 8'11 x 6'11. Door to side, appliance spaces.

Stairs to Landing: Wood floor, downlighters, window to rear, loft access.

Bedroom 1: 12'10 max x 8'11. Window to the front, wood floor, radiator.

Bedroom 2: 11' x 9'11. Window to the front. Wood floor, radiator.

Bedroom 3: 8' x 8'1. Window to the rear. Wood floor, wardrobe recess, radiator.

Shower Room: White three-piece suite, tiled floor, radiator, windows, downlighters.

Outside:

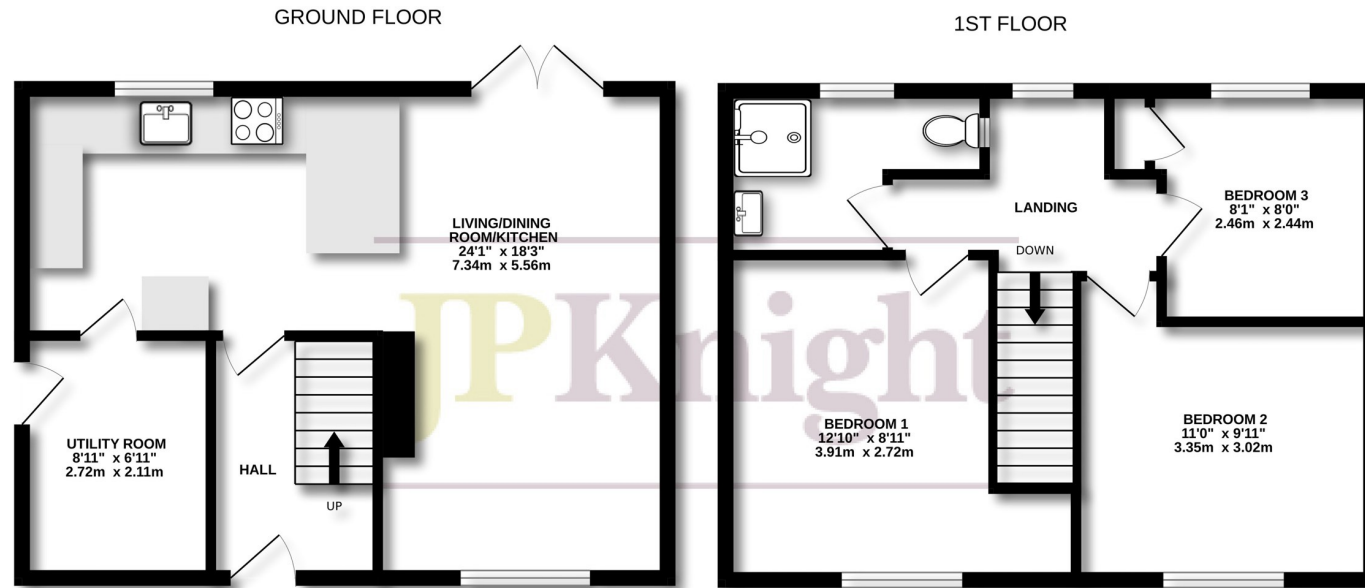
To the Front: There is an area of lawn to the front of the house with a path to the front door. There is space to create a drive STPP and lowering the kerb.

Rear Garden: A lovely feature the garden extends to approximately 75' and faces westerly. The garden is predominantly laid to lawn with conifer trees to rear. The garden is enclosed by timber fencing with a side gate to the front.

Timber garden shed.



Directions: From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, turn right into Celsea Place



TOTAL FLOOR AREA : 818sq.ft. (76.0 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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

