

PROPERTY AGENTS

JPKnight



Nicolls Close, Cholsey OX10 9FL



Nicolls Close, Cholsey

Situated on the sought after Cholsey Meadows development this spacious 4 bedroom town house is set in a private position at the end of a small cul-de-sac with lovely views both front and rear.

The accommodation includes 4 bedrooms and 3 bathrooms, a living/dining room and a well appointed kitchen. It also has two allocated parking spaces.

The property is double/triple glazed with gas central heating to radiators and an air re-circulation system to help reduce running costs.

The development has 80 acres of communal grounds down to the Thames, there are local amenities in Cholsey village along with a train station.



Tenure - Freehold

Entrance Hall: Radiator, stairs to landing.

Cloakroom: White two-piece suite, window, radiator, downlighters, w style floor, tiling.

Kitchen: 13'3 x 9'3. Window to the front, range of storage units, worktops and breakfast bar, gas hob, extractor hood, stainless steel back plate, double electric oven, washing machine and fridge/freezer. Space for dishwasher, wood style floor, gas boiler, radiator.

Living/Dining Room: 18'6 x 16'4. French doors with side windows leading to the garden. Radiator, under stair storage cupboard.





Stairs to Landing: Airing cupboard.

Bedroom 2: 12'5 x 10'9 (incl. wardrobe) Tall window to the front, radiator and wardrobe.

Ensuite Shower Room: White three-piece suite including a wide tiled shower cubicle, further tiling, downlighters.

Bedroom 3: 12'7 (max) x 10'10. Tall window, radiator.

Bedroom 4: 8'8 x 7'4: Window to rear and radiator.

Bathroom: Three-piece suite including a shower over the bath, tiling, window, radiator and downlighters.

Stairs to Second Floor.

Bedroom 1: 29'6 x 15' max. Windows and velux to the rear. Radiators. Fitted cupboards to the eaves. Air control unit.

Ensuite Shower Room: White three piece suite, part tiled walls. Downlighters, velux window.

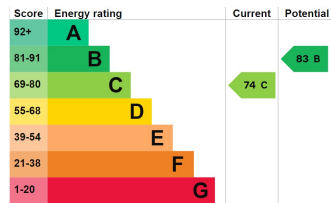
Rear Garden: 32'. Part terraced lawn with path to the side gate. Enclosed panelled fencing.

Parking: Two allocated parking spaces.

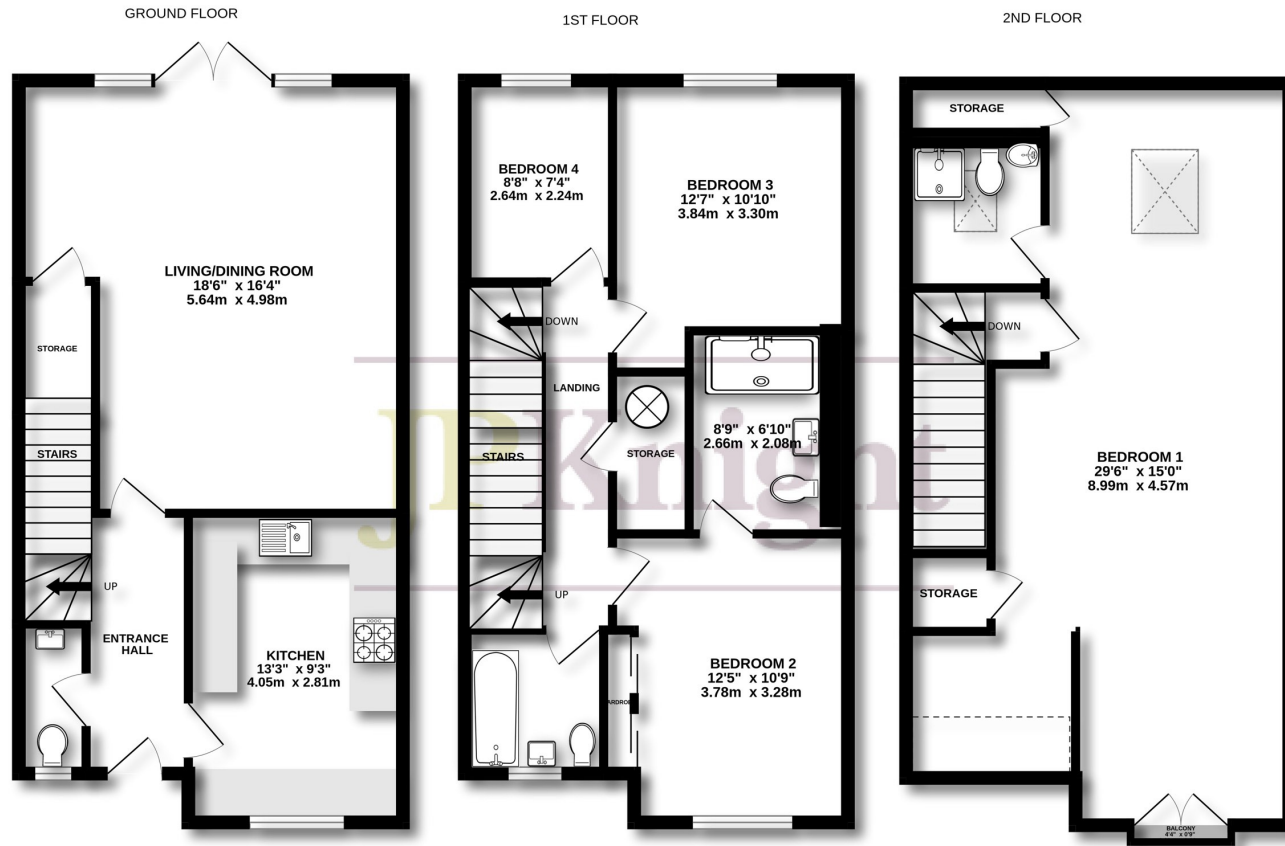


Directions

Turn left from our offices into St Martin's Street and into Market Place that becomes the Reading Road. Follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the apartments and then left into Rotherfield Road, Nicolls Close is along on the left.



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.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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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