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32 UNDERHILL, MOULSFORD, WALLINGFORD, OXFORDSHIRE, OX10 9JH



- **Semi-detached house**
- **Three bedrooms**
- **Corner plot with private front garden**
- **In need of updating**
- **No through road location**
- **No onward chain**

Asking Price £350,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

A semi-detached house situated on a no through road within Moulsoford. The property would benefit from some cosmetic updating, and is available with no onward chain. The house is positioned on a corner plot with a generous and private garden to the front. EPC Rating C

LOCAL INFORMATION

Moulsoford is a charming village beside the River Thames, just north of Streatley and south of Wallingford. The village has two private schools - Cranford House School and Moulsoford Preparatory School, with a range of other private schools including Abingdon, Radley, and Bradfield within driving distance. Close by is The Beetle & Wedge Riverside Inn & Restaurant, from which the Thames Path can be accessed with miles of walking and boating on the Thames. Goring-on-Thames and Cholsey offer a mainline railway station with direct access to Reading, Oxford and London Paddington. The M4 junction 12 and the M40 J8 are both within easy access.

OUTSIDE SPACE

Situated on a corner plot, the front garden is lawned with a mature central tree. The garden is enclosed by mature conifer hedge for privacy.

The rear garden has an Easterly aspect, with a flagstone patio adjacent opening to a garden laid with gravel for low maintenance. There are double timber sheds/workshops. The garden is enclosed by timber fencing.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band C. Mains gas, electricity, water and communal drainage system maintained by SODC.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

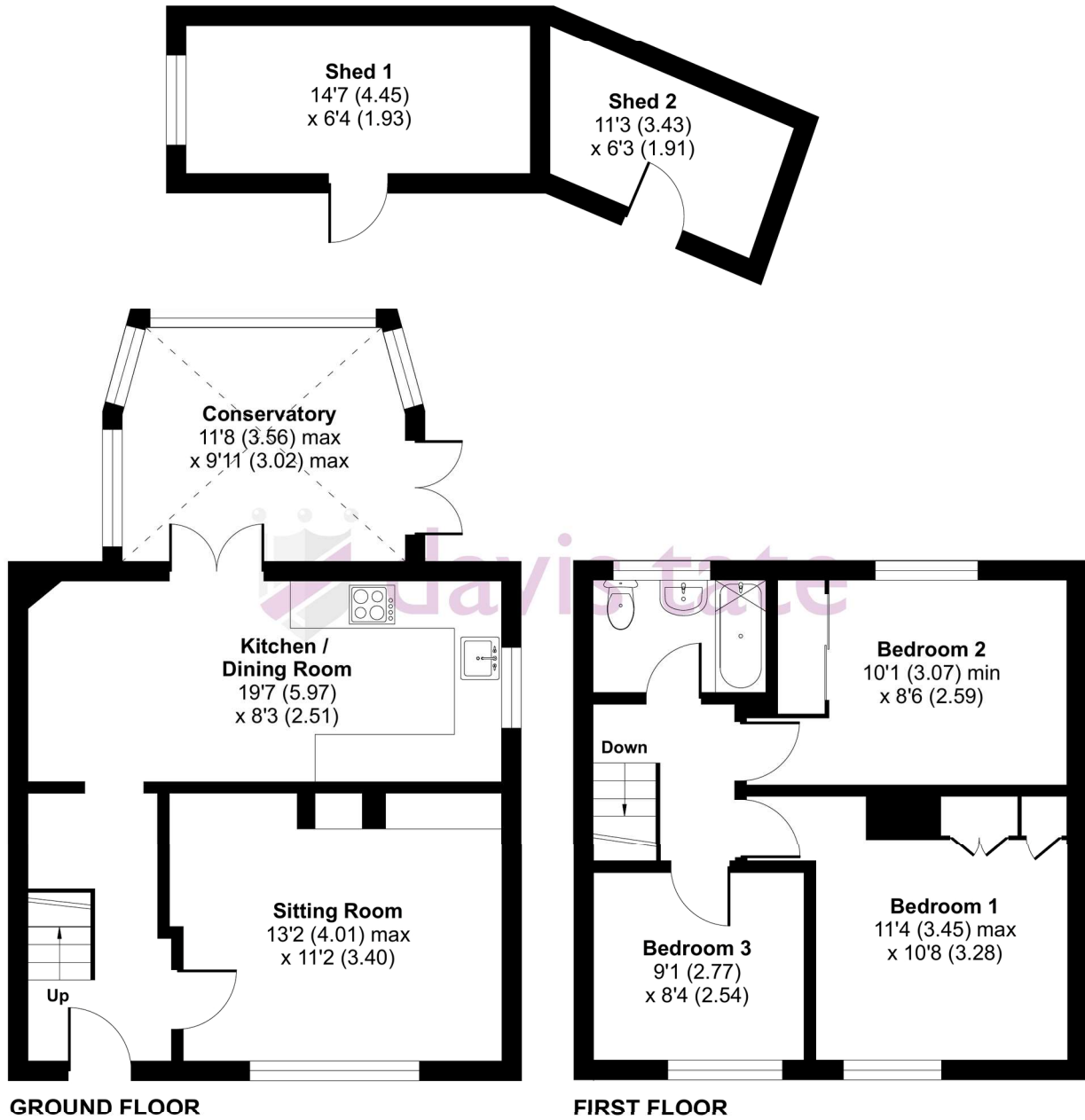
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 941 sq ft / 87.4 sq m
Outbuilding = 152 sq ft / 14.1 sq m
Total = 1093 sq ft / 101.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 991100