



57 Ballingers, Shrivenham, SN6 8FP

£135,000 (50% Shared Ownership)

richard james

Village & Country Homes



Ballingers

Shrivenham

Leasehold | EPC Rating - B



Offered to the market in pristine condition throughout is this larger than average two bedroom mid-terrace home which boasts modern fixtures and fittings throughout, as well as two allocated parking spaces out the front.

Upon entry you are greeted by the spacious lounge which leads through to the kitchen/diner at the rear, utility cupboard, and downstairs WC. The living room itself is a bright and welcoming space that features telephone, TV aerial and Sky/cable points.

The kitchen is fitted with a range of wall and base units, a stainless steel sink with stylish black mixer tap, gas hob, electric and extractor hood, and there is ample space for a fridge/freezer. The back door opens into the private rear garden which is mostly laid to lawn and patio. There is rear access via a gate at the back of the garden and a very large shed for all your outdoor necessities.

Upstairs, the landing provides access to both bedrooms, the main family bathroom, and the loft. Both bedrooms are generous in size, fully carpeted, and bedroom one even has a telephone point and fitted shelving. The main family bathroom features a white bathroom suite, with shower over the bath. The laminated floor and partially tiled walls complete this contemporary space!

The village of Shrivenham itself has an extremely active community and a bypass built in 1984 ensures that Shrivenham's rural atmosphere is preserved. There is a lovely tree lined high street with shops, restaurants, public houses, a doctors' surgery, chemist, garage, multiple highly regarded schools as well as a village primary school, nursery and impressive Church, which has parts dating back to the 11th Century.

Remaining Lease Term: 118 years remaining
Rental Charge: £335.90 per month
Maintenance Charge: £61.65 per month
Council Tax Band: C
Local Authority: Vale of White Horse



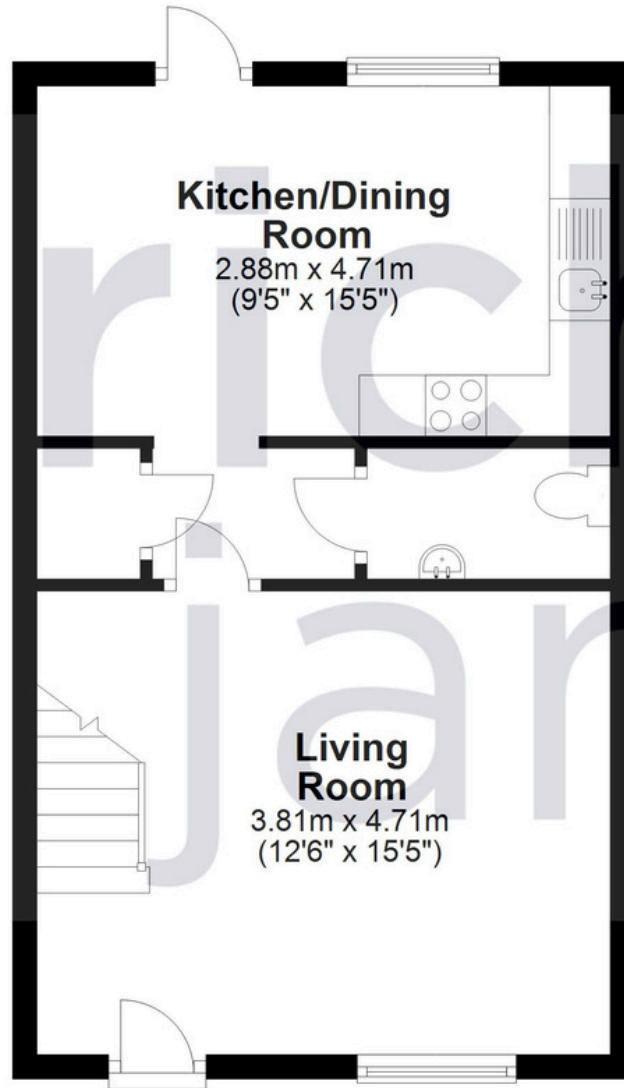




Ground Floor

Floorplan

First Floor



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

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