



13 Millbrook Close, Wallingford, OX10 0HP

£365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located on a small cul-de-sac in the heart of the town of Wallingford is this two double bedroom mid-terraced home being sold with no onward chain.

The property comprises, on the ground floor of Entrance Hallway, Sitting Room, Kitchen, Rear Hallway and Cloakroom. The First Floor comprises of Two Double Bedrooms and a Bathroom.

Externally, the front of the property has a small open plan garden area and to the rear there is a paved Courtyard Garden.

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### Material Information

EPC Rating: C

Council Tax Band: C

Broadband: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Standard, Superfast & Ultrafast services are available subject to which supplier.

Mobile Signal/Coverage: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Voice & Data Available across all providers.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties.







## Key Features

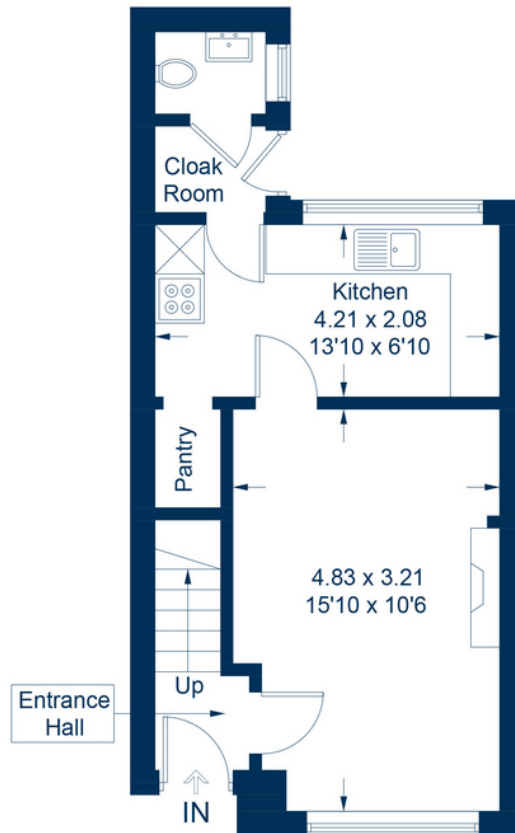
- No onward chain
- Town centre location
- Two double bedrooms
- Ground floor cloakroom
- First floor family bathroom
- Courtyard style garden

## The Location

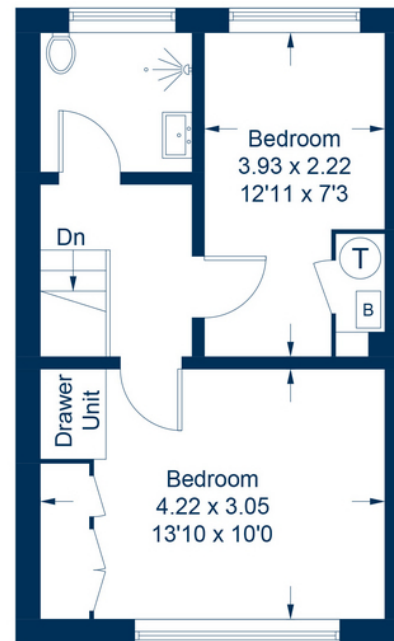
The historic market town of Wallingford is positioned on the banks of the River Thames equidistant between Oxford and Reading. The town dates back to medieval times with its own Castle ruins and a popular marketplace along with independent shops handy convenience stores lots of restaurants cafes and major chains including Waitrose and Lidl.



Approximate Gross Internal Area  
 Ground Floor = 32.8 sq m / 353 sq ft  
 First Floor = 30.0 sq m / 323 sq ft  
 Total = 62.8 sq m / 676 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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