



48 Charter Way, Wallingford, OX10 0TD

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered for sale with no onward chain is this three double bedroom semi-detached home positioned on this conveniently located and well-established road in Wallingford with kitchen-diner and garage.

The downstairs accommodation comprises entrance porch, lounge, kitchen-diner and integral access to the garage which has light & power. On there first floor there are three double bedrooms, bathroom, and separate cloakroom.

To the front of the property there is driveway parking and a well-maintained garden. Finally, to the rear; there is a well-cared for garden with the side access. For the bedroom sizes and location to be fully appreciated; the property must be viewed.

Some material information to note:

Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers.



The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Key Features

- Three double bedroom semi-detached home.
- No onward chain.
- Driveway parking & garage.
- Well maintained front & rear gardens.
- Conveniently located within the highly sought after market town of Wallingford.
- Kitchen-diner.
- Gas central heating.

The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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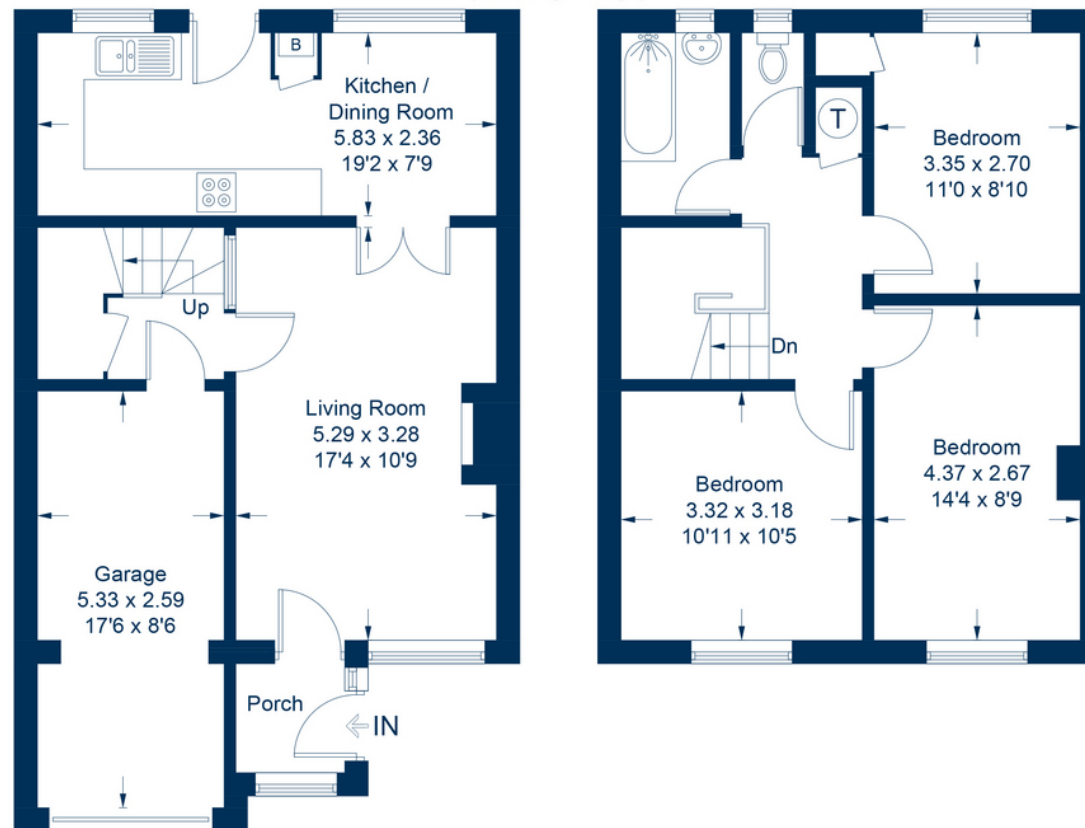
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Approximate Gross Internal Area
Ground Floor = 54.1 sq m / 582 sq ft
First Floor = 46.0 sq m / 495 sq ft
Total = 100.1 sq m / 1,077 sq ft
(Including Garage)



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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