



2 Craig Gardens Thames Street, Wallingford, OX10 0HG
£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on this quiet, highly regarded riverside side street is this three bedroom semi-detached home in a small & discreet courtyard with impressive kitchen-diner-family room extension with island and en-suite to principal bedroom. This charming street is situated perfectly for riverside walks and immediate access to the town centre. The property is offered for sale with no onward chain and comprises entrance hall with coat cupboard, salon room which could be easily adapted to a study, cloakroom, good size lounge, utility room, and excellent kitchen-diner-family room extension with central island. On the first floor there is a bathroom with jacuzzi bath and three bedrooms; the master with shower area and cloakroom.

To the rear of the property there is a pleasant courtyard garden with good size patio area, raised beds, sheds and side access. For the location and reception space 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 no allocated or driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability could be restricted with some 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

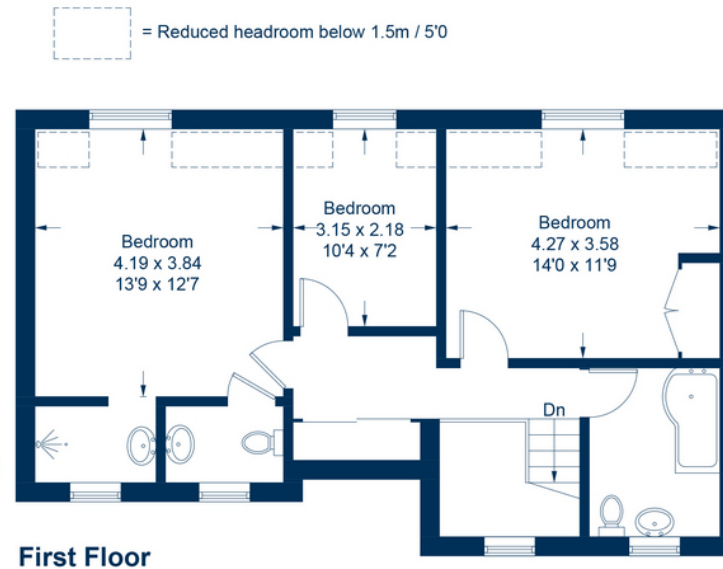
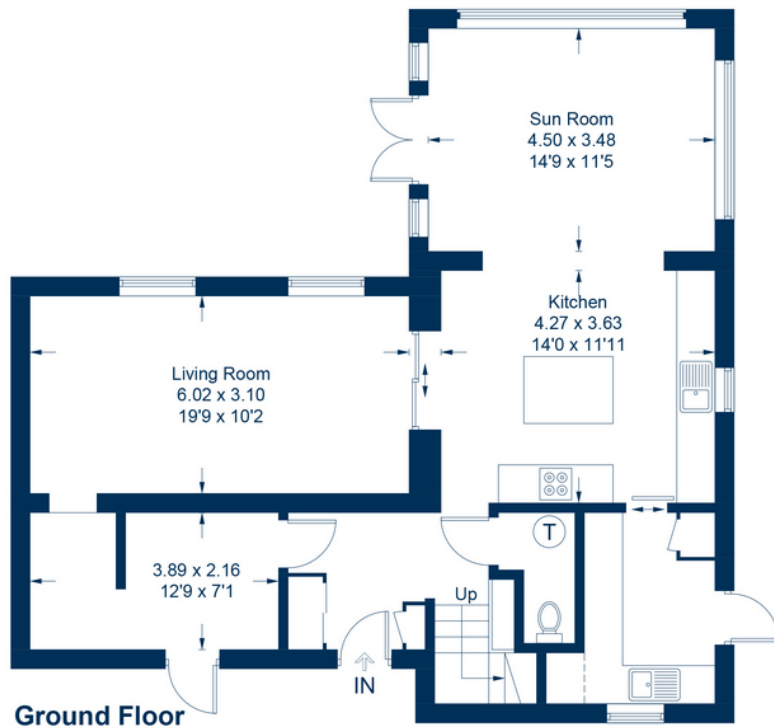
- Three bedrooms.
- No onward chain.
- Quiet courtyard just off this charming riverside street benefiting from lovely river walks.
- Impressive kitchen-diner-family room extension with central island.
- En-suite to principal bedroom.
- Utility room.

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.



Approximate Gross Internal Area
 Ground Floor = 82.7 sq m / 890 sq ft
 First Floor = 62.5 sq m / 673 sq ft
 Total = 145.2 sq m / 1,563 sq ft



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.
 © CJ Property Marketing Ltd

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.

Wallingford Office
 72 High Street, Wallingford
 Oxfordshire, OX10 0BX

T 01491 833 833
 E wallingford@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

THOMAS
 MERRIFIELD
 SALES LETTINGS