



Blackstone Road, Wallingford, OX10 8JJ

Offers Over £400,000

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

This charming three-bedroom semi-detached home is offered to the market for the first time in over six decades, presenting a rare and exciting opportunity to create a bespoke family home in a sought-after location.

Brimming with potential throughout, the property retains many original features and offers a solid foundation for modernisation, extension, or reconfiguration (subject to the usual consents). The current layout includes two spacious reception rooms, a kitchen, utility, downstairs shower room, three well-proportioned bedrooms, along with a family bathroom.

Set on this desirable road with a mature south facing rear garden, there's ample scope to extend or reimagine the space to suit a variety of needs. The property also has the added benefit of a garage. Whether you're a first-time buyer, growing family, or investor, this home represents a unique canvas in an area where homes rarely become available, viewings are highly recommended to fully appreciate the potential on offer.







## Key Features

- Offered to the market for the first time
- No onward chain
- Three bedrooms
- Desirable location
- Garage
- Utility and downstairs shower room







## The Location

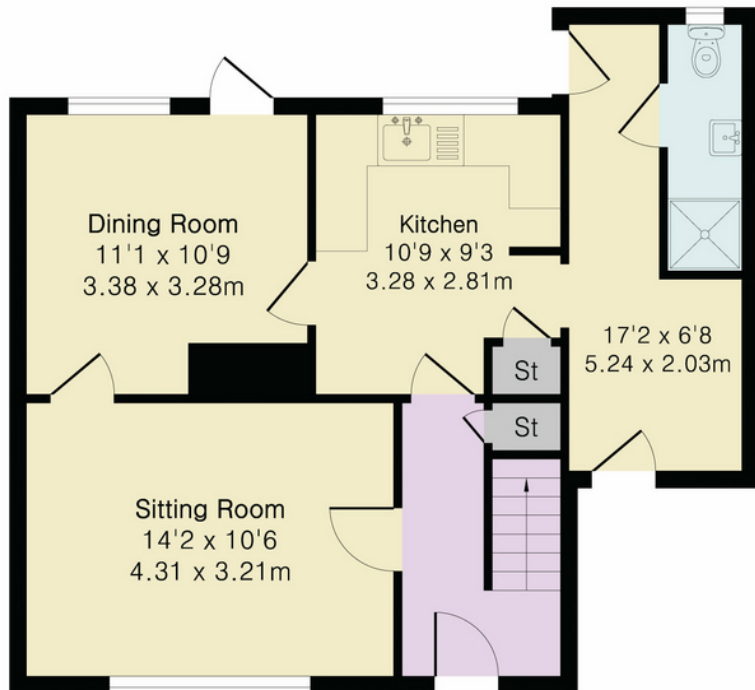
Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small 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.



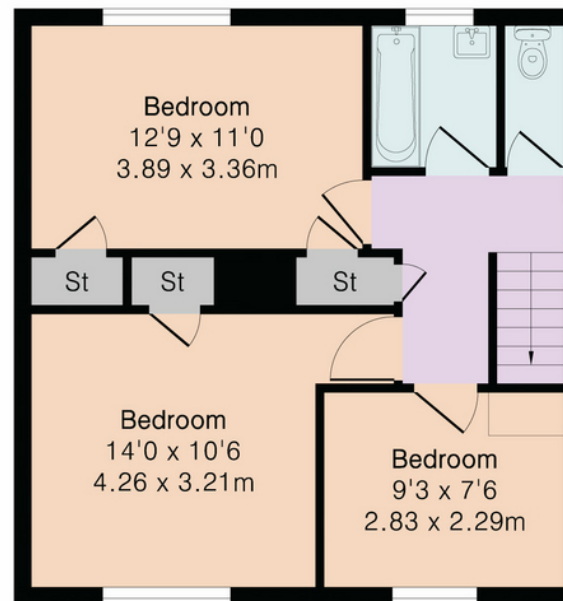
## Approximate Gross Internal Area 1009 sq ft - 93 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 445 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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