

For Sale

guide price **£390,000**



Empress Drive Wallingford OX10 0FP

This is a beautiful & modern two-double bedroom semi-detached home built in 2023, with 8 Years NHBC Warranty remaining. Additional features include two parking spaces, proximity to Wallingford High Street and its variety of shops, restaurants, and cafes. This home is ready to move into!

Empress Drive Wallingford OX10 0FP

Agent Note

Managed Freehold £261.00 per annum payable to Premiere Estates

Ground Floor

W.C

5' 4" x 2' 7" (1.63m x 0.79m)

Hall

13' 9" x 7' 2" (4.19m x 2.18m)

Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)

Living Room/Diner

15' 8" x 13' 9" (4.78m x 4.19m)

First Floor

Bedroom One

9' 10" x 13' 5" (3.00m x 4.09m)

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Bedroom Two

10' 5" x 13' 5" (3.17m x 4.09m)







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: ABG305428 - 0008

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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