



Egerton Road, Wallingford. OX10 0HL

Welcome to

Egerton Road, Wallingford

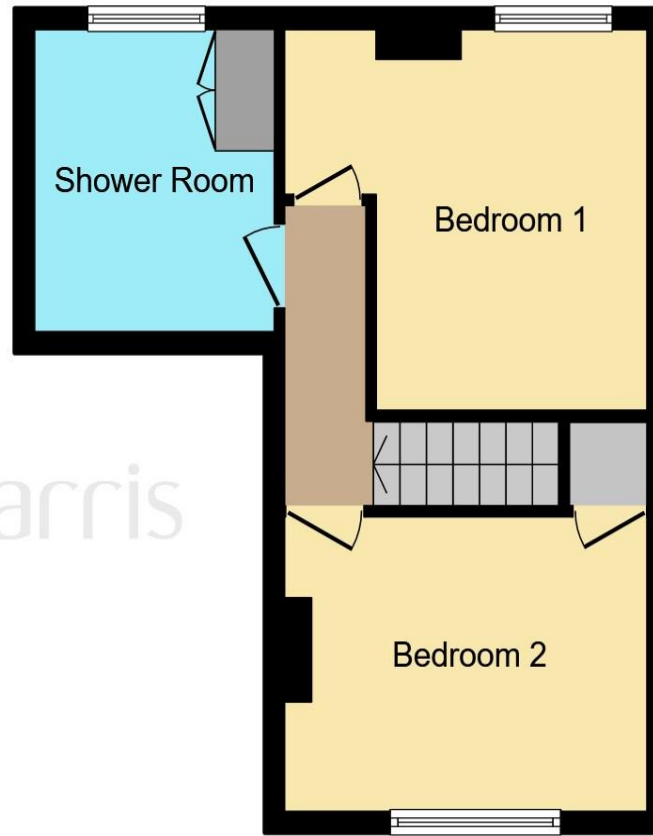
Offered for sale is a two bedroom home situated in this prime residential area within 0.2 mile of Wallingford town centre. The property requires a little modernisation throughout and comprises: entrance hall, two reception rooms, kitchen, two bedrooms and family bathroom. Outside to the rear is an enclosed garden which is well stocked with a brick built outhouse and further benefits from pedestrian rear access gate.

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





Ground Floor



First Floor

Entrance Hall

Lounge

12' x 9' 7" (3.66m x 2.92m)

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Kitchen

9' x 8' (2.74m x 2.44m)

Bedroom One

12' x 11' 9" (3.66m x 3.58m)

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Outbuilding

13' x 7' 4" (3.96m x 2.24m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

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- Excellent location with close proximity to the Town Centre
- Two bedroom end of terrace home
- Two reception rooms
- Brick built outhouse
- Plenty of scope for modernisation

Tenure: Freehold EPC Rating: D

£350,000

Location:

Located on the banks of the River Thames, the historic market town of Wallingford boasts an excellent range of amenities including a Waitrose supermarket, the narrow 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, other leisure facilities such as a thriving theatre and sports centre.

There is an excellent choice of schools in the area including Wallingford School, St Johns and St Nicholas primary schools. Transportation links are also excellent being equidistant between Oxford (14 miles) and Reading (14 miles). The main-line train stations at Didcot (6 miles) and Cholsey (3 miles) give access to London Paddington and the West Country. The M40 is also within easy reach via the Lewknor junction 6.



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WLF104578](https://www.allenandharris.co.uk/Property/WLF104578)



Property Ref:
WLF104578 - 0004

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