



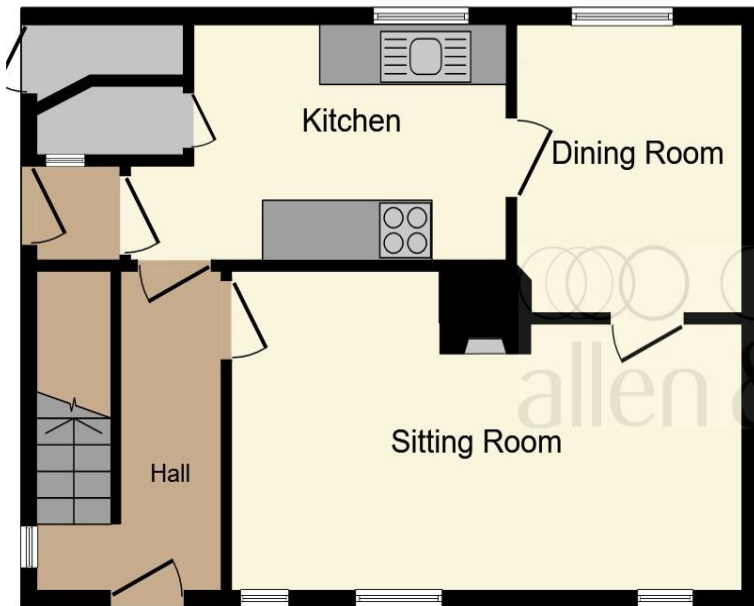
St. Nicholas Road, Wallingford OX10 8HU

Welcome to

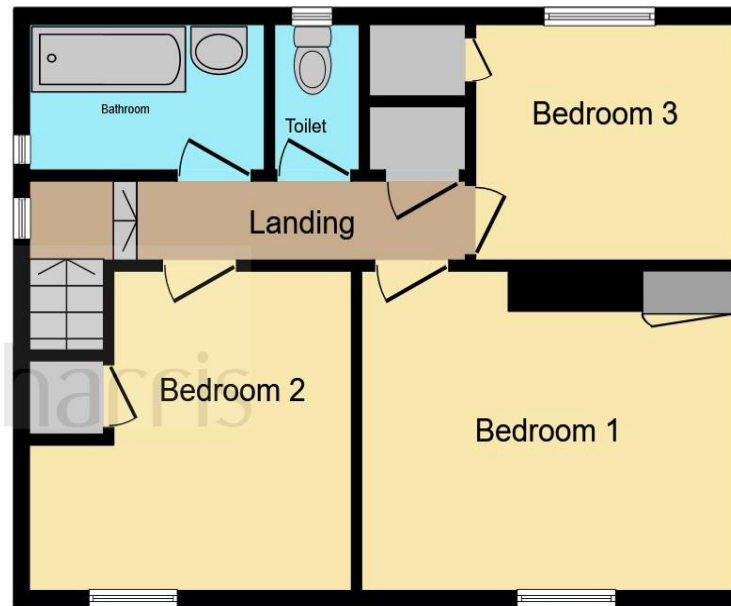
St. Nicholas Road, Wallingford

Offered for sale is this traditional built family home with a west facing rear garden measuring over 60 feet. Accommodation comprises of; entrance hallway, triple front aspect lounge with open fireplace, dining room, kitchen with pantry, door to the rear lobby and further door giving access to the garden. First floor landing giving access to the three good sized bedrooms, bathroom with the original separate WC. Outside to the front is a gravel drive with parking for three vehicles and a side access gate leading to the west facing rear garden being enclosed and mainly laid to lawn, original brick outhouse and a semi-detached brick outbuilding comprises of an outside washroom, wc and store.





Ground Floor



First Floor

Entrance Hall

Lounge

17' 10" x 10' 5" narrowing to 8' 10" (5.44m x 3.17m narrowing to 2.69m)

Dining Room

9' 5" x 8' (2.87m x 2.44m)

Kitchen

7' 8" x 13' narrowing to 10' 5" (2.34m x 3.96m narrowing to 3.17m)

Landing

Bedroom 1

12' 9" x 10' 5" narrowing to 8' 10" (3.89m x 3.17m narrowing to 2.69m)

Bedroom 2

10' 5" x 11' 5" narrowing to 8' 2" (3.17m x 3.48m narrowing to 2.49m)

Bedroom 3

9' 1" x 7' 8" (2.77m x 2.34m)

Bathroom

Separate Wc

Driveway Parking

Brick Outhouse

9' 5" x 7' (2.87m x 2.13m)

Wash Room

6' 1" x 6' 1" (1.85m x 1.85m)

Outside Toilet

West Facing Rear Garden

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

Welcome to

St. Nicholas Road, Wallingford

- Close To Primary Schools
- Half a Mile to Town
- Three Bedrooms
- 60ft Garden
- Parking For 3 Vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£425,000

Situated within a stroll to St.Nicholas primary school and Wallingford secondary school. Wallingford centre is within 0.5 mile and the town was originally a walled Saxon town on the Thames and the remains of the town walls can still be seen today. Wallingford is a thriving market town, with the centre being a 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 Supermarket in the centre.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105077



Property Ref:
WLF105077 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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