

WE VALUE



YOUR HOME



Fir Tree Avenue, Wallingford  
£485,000

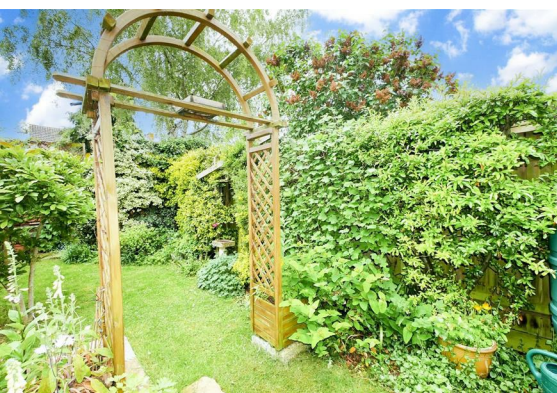


Well-presented and extended to the rear, this three-bedroom family home has a wealth of great features including a generous open-plan kitchen/dining room, a spacious utility and plenty of storage. The conservatory with its bi-folding doors and living fig tree opens out to the well-stocked mature rear garden, complete with an aviary, and with both a family bathroom and a downstairs shower room, a good sized lounge and parking on the driveway and within the covered carport, this property offers so much more than first meets the eye! Located in a popular area of Wallingford just a short walk to the towns many amenities and parks, this property, which is coming to the market with no onward chain, is ideal for those looking for that extra bit of living space.





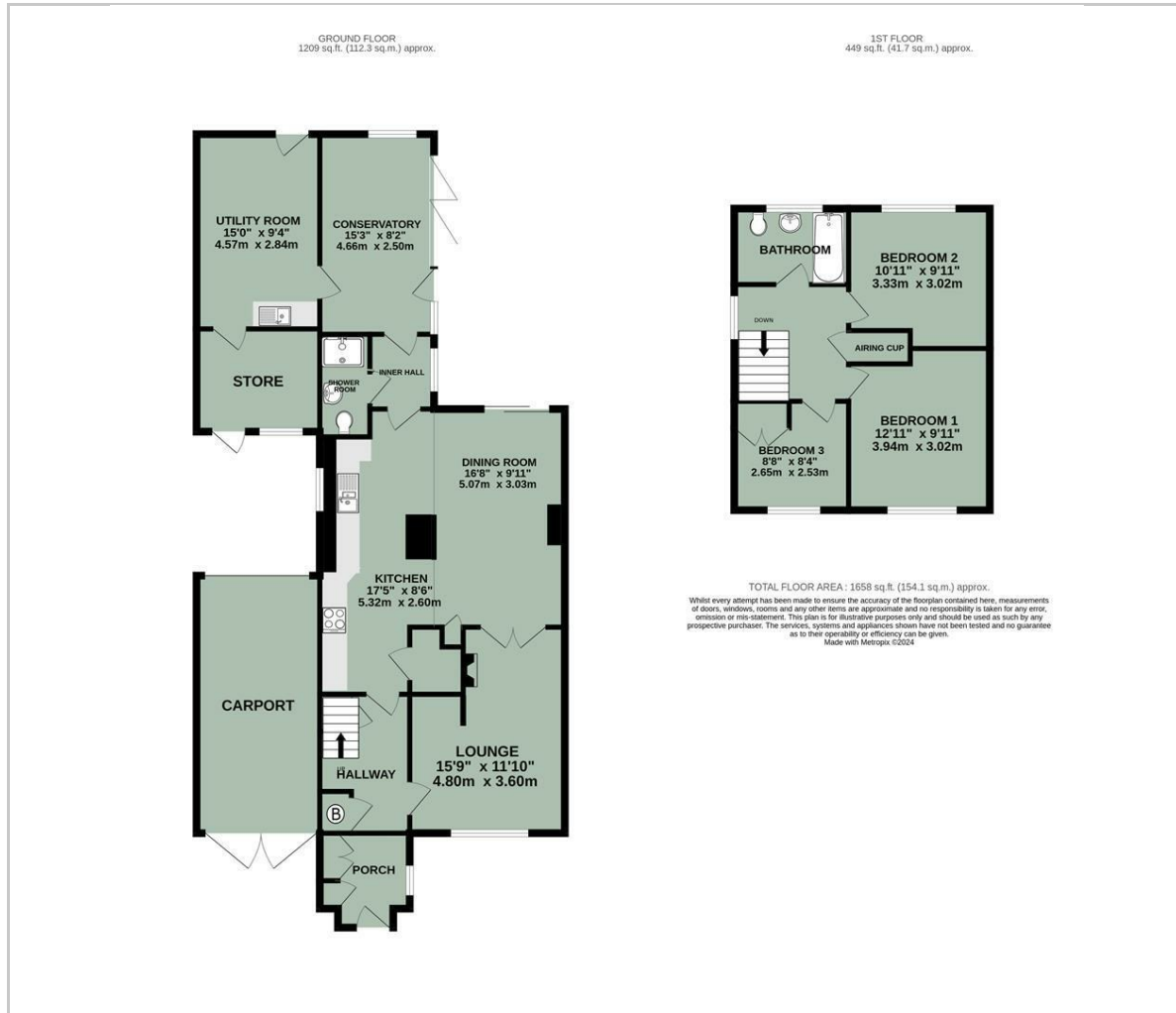
- EXTENDED THREE-BEDROOM FAMILY HOME
- SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM
- CONSERVATORY & UTILITY ROOM
- SHOWER ROOM & BATHROOM
- OFF-STREET PARKING & CARPORT
- EAST-FACING MATURE REAR GARDEN
- SOLAR PANELS
- POPULAR WALLINGFORD LOCATION
- PLENTY OF STORAGE
- NO ONWARD CHAIN



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>			92 plus <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
69-80 <b>C</b>			69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
39-54 <b>E</b>			39-54 <b>E</b>		
21-38 <b>F</b>			21-38 <b>F</b>		
1-20 <b>G</b>			1-20 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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