# WE VALUE



## YOUR HOME



Set in the heart of town, this fabulous period home was fully refurbished in 2018 to a delightful standard. Arranged over three floors, it combines character features with stylish modern finishes and offers three bedrooms and two bathrooms.

The ground floor includes a welcoming 18' lounge, a utility room and cloakroom, together with a superb 17' x 14' kitchen/dining room. This stunning space features a vaulted ceiling, Velux windows and a log burner, with sliding doors opening out to an established and private walled garden extending to around 46 feet.

On the first floor there are two bedrooms served by a family bathroom with a corner bath, while the top floor is dedicated to the main bedroom. This impressive room enjoys dual-aspect windows, a feature freestanding bath and an en-suite WC.

With the River Thames just moments away and shops, cafés and amenities right on the doorstep, this home offers a rare combination of period charm and contemporary comfort in a superb central location.

What the Owner Says...
"Love the proximity to amenities, shops, bars and restaurants – town life on your doorstep. Castle gardens and the River Thames are a stone's throw away. Great community and events, especially BunkFest."



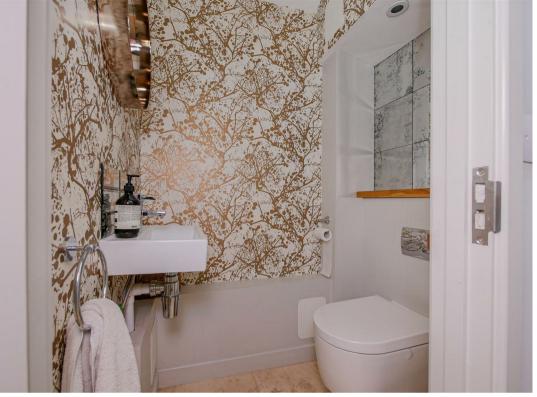














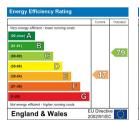


- WALLINGFORD TOWN CENTRE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN EXTENDING 46' Approx.
- MODERN KITCHEN/DINING ROOM WITH VAULTED CEILINGS, LOG BURNER & VELUX WINDOWS
- ARRANGED OVER THREE FLOORS
- THE RIVER THAMES IS LOCATED JUST MOMENTS AWAY
- UTILTY & DOWNSTAIRS CLOAKROOM









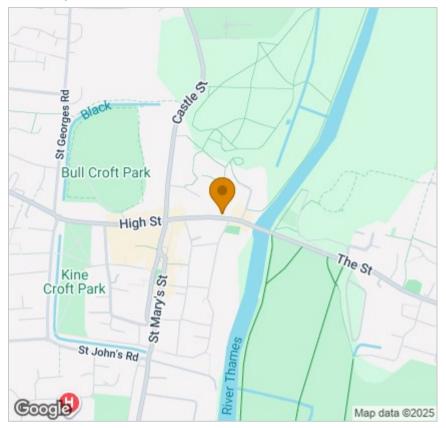


Energy Efficiency Graph

#### Floor Plan



#### Area Map



### Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL

Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk