# WE VALUE



## YOUR HOME



A charming two-bedroom home just a short walk from Wallingford town centre, offering convenience, comfort, and practical living throughout.

The ground floor features a welcoming lounge complete with a cosy electric fireplace, perfect for relaxing evenings. The kitchen/diner provides a sociable space for cooking and dining, leading through to a bright garden room that doubles as a useful utility area. A downstairs cloakroom adds further convenience.

Upstairs, you'll find two generous double bedrooms, each benefiting from extensive fitted wardrobes, along with a shower/wet room.

Outside, the enclosed rear garden offers a private space to unwind, with the added bonus of a rear access gate leading to off-street parking for two vehicles.

What The Owner Says...
"We've loved making this house our home. Its cosy feel and great location in such a lovely town have been wonderful. We hope the next owners enjoy living here as much as we have."

















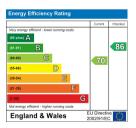


- WELL-PRESENTED THROUGHOUT
- WALKING DISTANCE TO WALLINGFORD TOWN CENTRE & AMENITIES
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING FOR TWO VEHICLES
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- DOWNSTAIRS CLOAKROOM











Energy Efficiency Graph

### Floor Plan Ar



#### 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.

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

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