



110 Wantage Road  
Wallingford, Oxfordshire, OX10 0LX



JAMESGESNER  
- ESTATE AGENTS -





**110 Wantage Road  
Wallingford  
Oxfordshire  
OX10 0LX**

**OIEO £500,000 FREEHOLD**



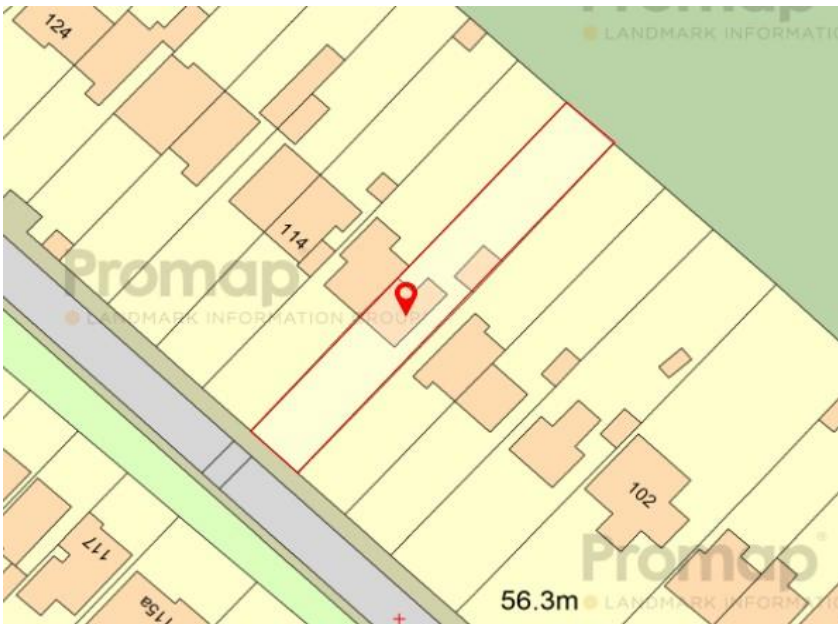


Situated within this prime location on the sought after Wantage Road with a plot measuring over 300 feet from front to back is this three bedroom semi detached house with large front and rear gardens. In need of modernisation and offering excellent potential to extend (subject to planning). No onward chain.

Accommodation comprises; entrance hallway, lounge with bay window, dining room, extended kitchen, three bedrooms and a family bathroom. One of the properties main selling features is the plot which measures over 300 feet from front to back. Sitting well back from the road, there is ample parking leading to a single detached garage to the side. The rear garden backs onto open farmland and is laid mainly to lawn with mature hedge borders.



Wallingford was originally a walled Saxon town on the Thames the remains of Wallingford's town walls can still be seen today. The remains of the Castle can also be seen from the Castle Gardens. Wallingford is a thriving market town. The centre is a major 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.



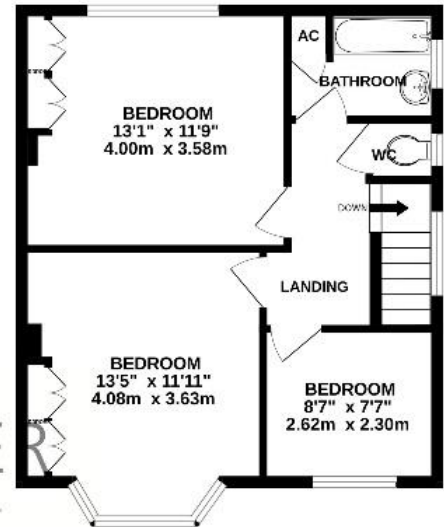
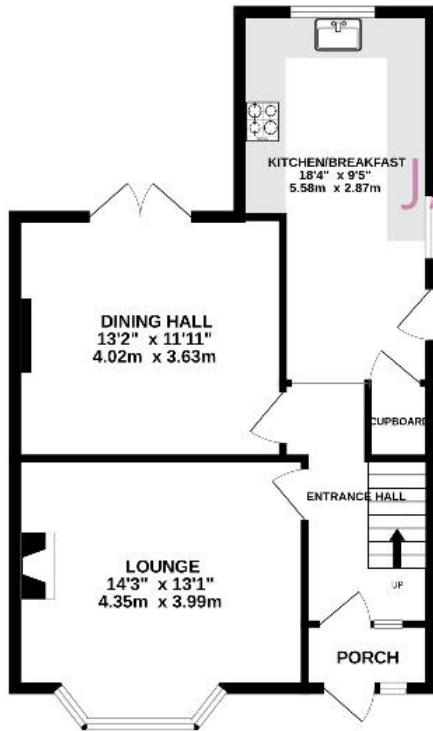
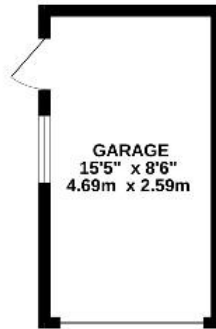
The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket and a farmers Market is held regularly in the Market Place.





GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



JAMESGESNER  
- ESTATE AGENTS -

TOTAL FLOOR AREA: 1187 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



JAMESGESNER  
- ESTATE AGENTS -

James Gesner Estate Agents  
72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk