



5 Barley Close
Wallingford, Oxfordshire, OX10 9BX



JAMESGESNER
- ESTATE AGENTS -



**5 Barley Close
Wallingford
Oxfordshire
OX10 9BX**

GUIDE £500,000 FREEHOLD



This spacious four bedroom semi detached home is situated within this popular development with a larger than average garden and potential to extend at the rear. Located just 0.7 miles from the town centre and offered for sale with no onward chain.

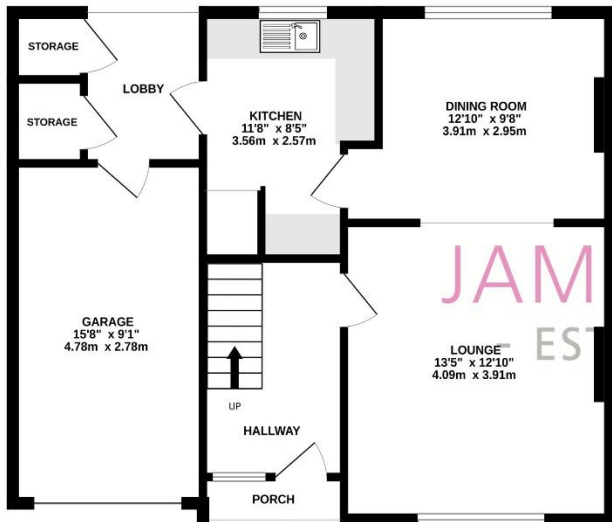
Accommodation comprises; porch, entrance hall, kitchen, dining room, living room, integral garage, three good double bedrooms and a good single, bathroom and separate cloakroom. The garden to the rear measure over 100 feet in length and is laid mainly to lawn. The front offers off road parking for two cars along with potential to create further spaces on the current front lawn. The property is double glazed throughout with a gas boiler providing central heating.



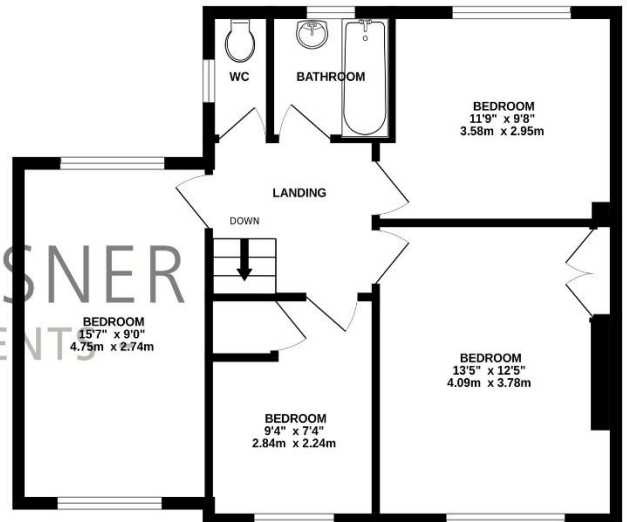
This property is situated on the ever popular Sovereign Place development, south west of the Thameside town of Wallingford. Offering a superb Waitrose supermarket and a variety of shops, restaurants and pubs together with a monthly Farmer's market, a cinema and theatre. Communications are excellent, with access to the M4 & M40 and the A34 to Newbury and Oxford. Didcot Parkway is only c. 6 miles away which is popular with commuters to London (45 mins fast train) and Oxford and Reading (both less than 20 mins fast train).



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

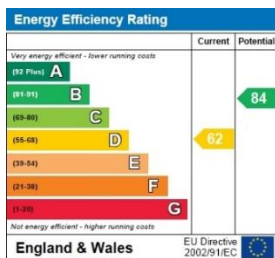


1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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.
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