



68 Wilding Road  
Wallingford, Oxfordshire, OX10 8AS



JAMESGESNER  
- ESTATE AGENTS -



**68 Wilding Road  
Wallingford  
Oxfordshire  
OX10 8AS**

**OIEO £400,000 FREEHOLD**



A rarely available, four bedroom semi detached family home with south facing garden and driveway parking located within this sought after residential part of the town,.

Offered for sale with no onward chain - viewings are highly recommend. Accommodation comprises; entrance hallway, cloakroom, 17' lounge, dining room, kitchen, four bedrooms and a family bathroom.

To the front of the property there is a gravel driveway providing parking for two cars. The rear garden is south facing with a decking area, lawn and brick built garden shed, timber shed and summer house. Gas central heating and uPVC double glazing.

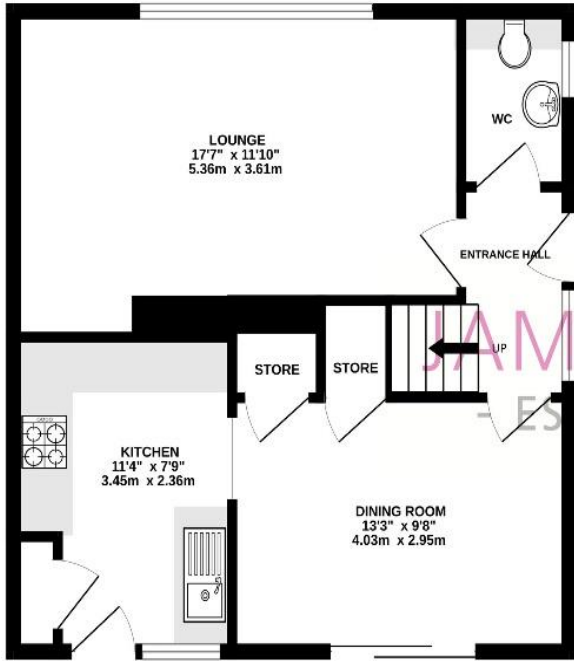


This property is situated to the north of the town centre which offers both a Waitrose and Lidl supermarkets plus a variety of shops, restaurants and pubs together with a monthly Farmer's market, a cinema and theatre. Communications are excellent, with access to the M4 and M40 as well as the A34 to Newbury and Oxford.

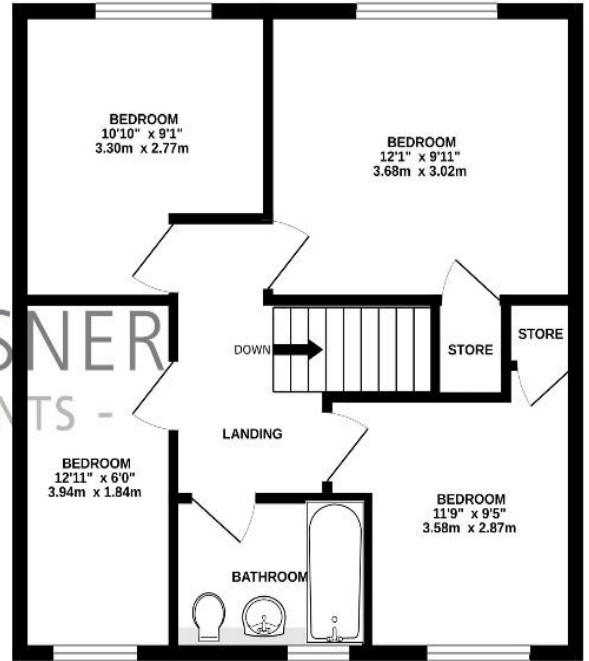


Nearby you will find St. Nicholas infant school and Wallingford secondary school. Didcot Parkway mainline station is just 6 miles away and offers commuters fast trains to London Paddington in under 40 minutes.

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	49
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1007 sq.ft. (93.6 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 ©2024



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

