



41 St. Johns Road  
Wallingford, Oxfordshire, OX10 9AW



JAMESGESNER  
- ESTATE AGENTS -



**41 St. Johns Road  
Wallingford  
Oxfordshire  
OX10 9AW**

**OIEO £350,000 FREEHOLD**

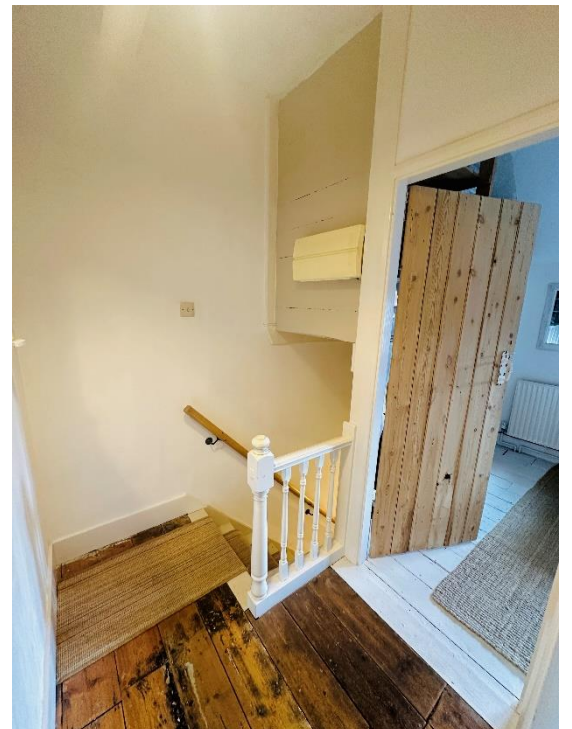
**This nicely presented terraced cottage is conveniently located for the town centre, with the added benefit of a generous south facing garden and driveway parking. Gas central heating and uPVC double glazing throughout.**



Accommodation comprises; lounge with open fire, kitchen/breakfast room, ground floor bathroom and two double bedrooms. One of the properties main selling features is the rear garden which is south facing and measuring over 60` feet in length. The garden is laid mainly to lawn with flower and shrub borders. There is a patio area, brick built outbuilding which has been converted to be used as an office, timber shed and a greenhouse. To the front there is a driveway providing parking for one car and a EV charging port.



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.

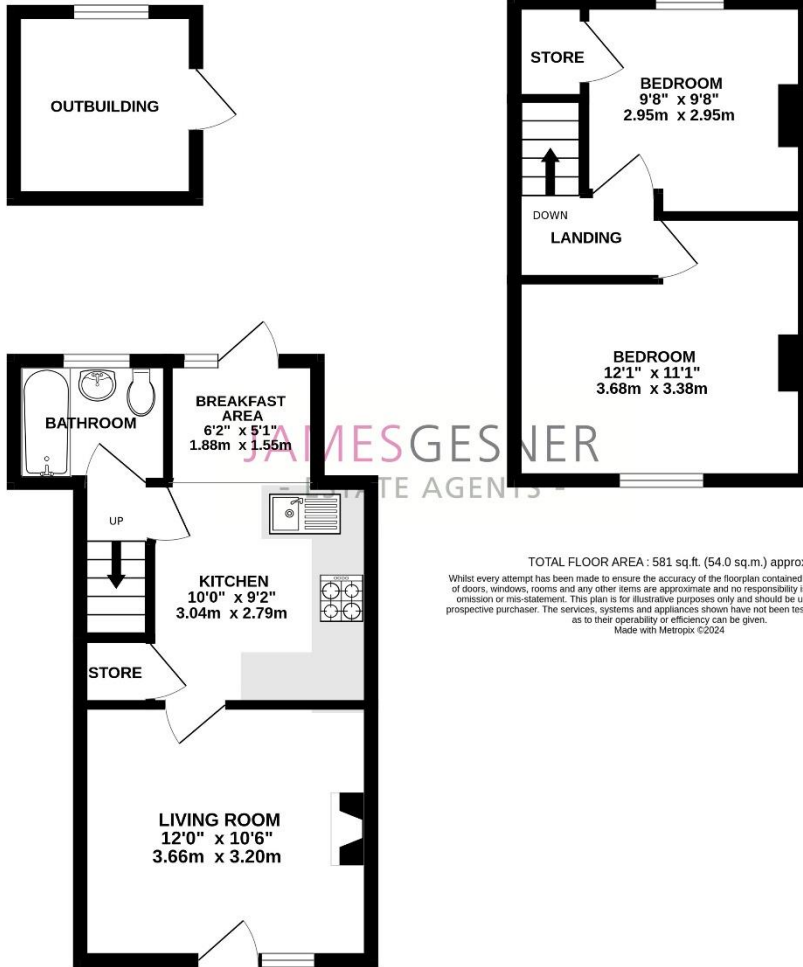


The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket and a farmers Market is held regularly in the Market Place.

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		86
(82-91)	C		
(65-81)	D	63	
(55-64)	E		
(41-54)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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