



Rowland Close, Wallingford, Oxfordshire **JAMESGESNER**  
OIEO £375,000 FREEHOLD - ESTATE AGENTS -

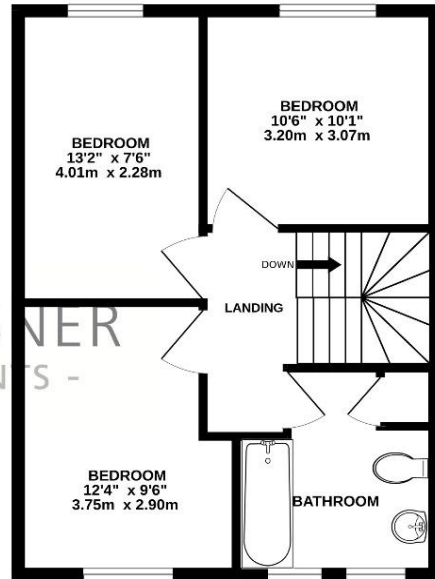
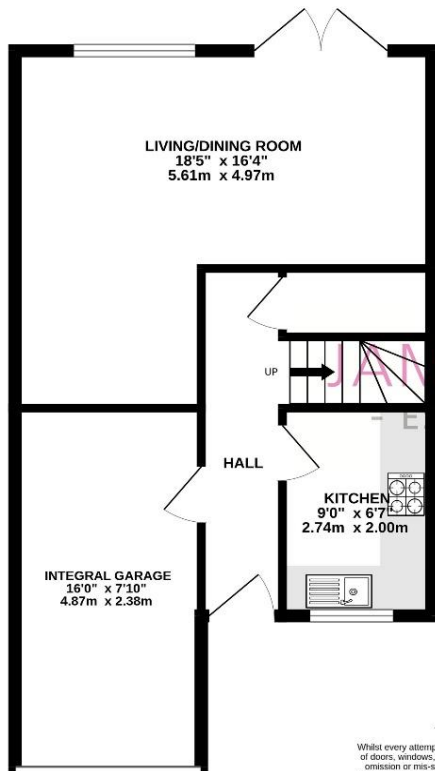
A three double bedroom end of terrace house set in a small cul-de-sac in this popular development, located within 800 metres of the town centre and 100 metres of Wallingford secondary school. Accommodation comprises; entrance hallway, modern kitchen, 18 x 16' L-shaped lounge/dining room with French doors leading onto the enclosed rear garden. Integral garage with courtesy door, three double bedrooms and a modern family bathroom. Upvc double glazed windows and doors and upgraded to a combi boiler.



# 6 Rowland Close, Wallingford, Oxfordshire, OX10 8LA

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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 62024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(56-68)	<b>D</b>		
(43-55)	<b>E</b>		
(31-42)	<b>F</b>		
(1-30)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Important Notice: These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. We have not tested any appliances which may be included in the sale, therefore any purchaser should seek clarification prior to exchange of contracts.