



25 Rowland Close
Wallingford, Oxfordshire, OX10 8LA



JAMESGESNER
- ESTATE AGENTS -



**25 Rowland Close
Wallingford
Oxfordshire
OX10 8LA**

OIEO £425,000 FREEHOLD



This three double bedroom semi detached family home is set at the end of this small cul-de-sac within this popular development, located within 800 metres of the town centre and 100 metres of Wallingford secondary school.

Accommodation comprises; entrance hallway, 18' kitchen/dining room, 18 lounge with French doors to the rear, garage (part converted to an office), three double bedrooms and a modern family bathroom and separate W.C. Upvc double glazed windows and doors and recently re-fitted combi boiler.



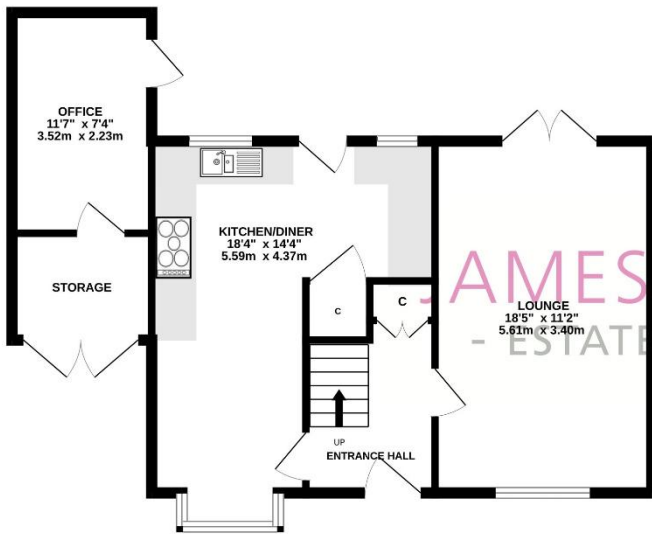
The rear is south facing and fully enclosed with a gate providing rear access as well as a good sized garden shed. There is a decking area with Pergola leading to a lawn with mature tree and shrub bed borders. To the front you will find driveway parking for two cars and a small lawn.

This property is situated to the north of the town centre close to Wallingford Grammar School. The town centre offers a superb Waitrose store, and a variety of shops, restaurants and pubs together with a monthly Farmer's market, a cinema and theatre. There is also a newly opened Lidl store within easy reach.

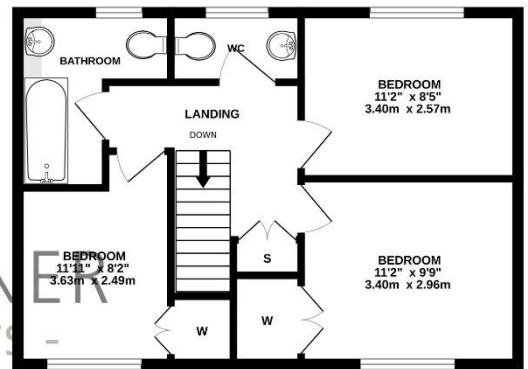
Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Nearby you will find St. Nicholas infant school and Wallingford secondary school, both within a 400 meter walk.



GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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 (92-100)	84
B (81-91)	
C (69-80)	72
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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