



8 Imray Place
Wallingford, Oxfordshire, OX10 9FW



JAMESGESNER
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**8 Imray Place
Wallingford
Oxfordshire
OX10 9FW**

GUIDE £600,000 FREEHOLD

Located on a no through road and built by David Wilson Homes is this beautifully presented 5 bedroom, three bathroom semi detached property with driveway parking for two cars and garage.



The property benefits from a spacious entrance hallway, cloakroom, fully integrated kitchen/breakfast room, 19' lounge/diner with double doors to the rear garden, first floor there are two double bedrooms with en-suites. The second floor has three bedrooms (two doubles and a good single) and a family bathroom. To the rear you will find a manageable garden laid mainly to lawn.



Situated just over half a mile on foot from Wallingford town centre and behind the paddocks a short stroll to St Johns Primary School and the town centre.

Wallingford has a 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 Supermarket in the centre and a newly opened Lidl within 400 metres.

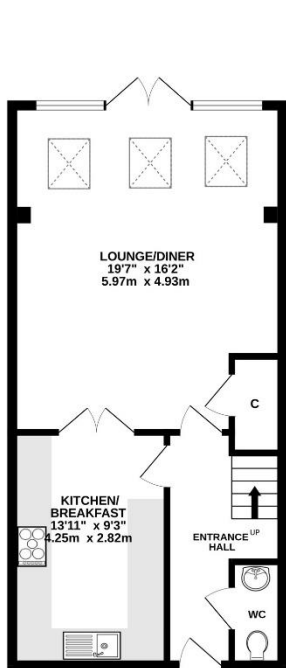
The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year.



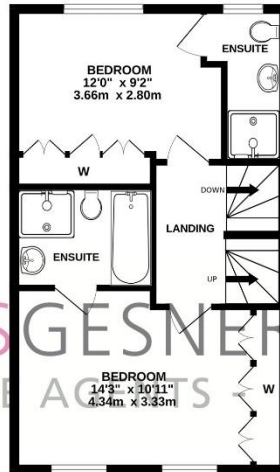
Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nursery schools, primary school and a highly regarded secondary school.



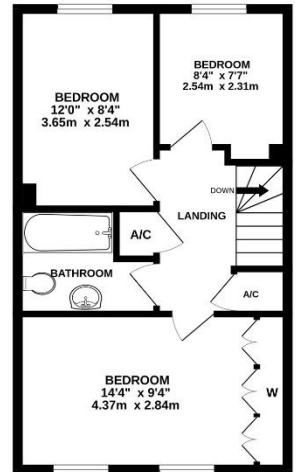
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1593 sq.ft. (147.9 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:		
(92 Plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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