



Wormald Road, Wallingford, Oxfordshire  
GUIDE £290,000 FREEHOLD

**JAMESGESNER**  
- ESTATE AGENTS -

A beautifully presented and extended one bedroom house situated within easy walking distance of Wallingford town centre, offered for sale with no onward chain, allocated parking and an enclosed rear garden. Upvc double glazing, gas central heating, engineered oak flooring and a modern kitchen with appliances and bathroom.

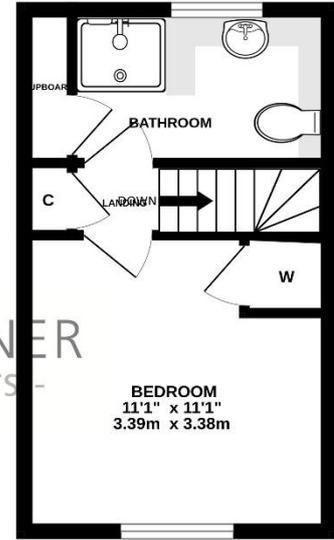
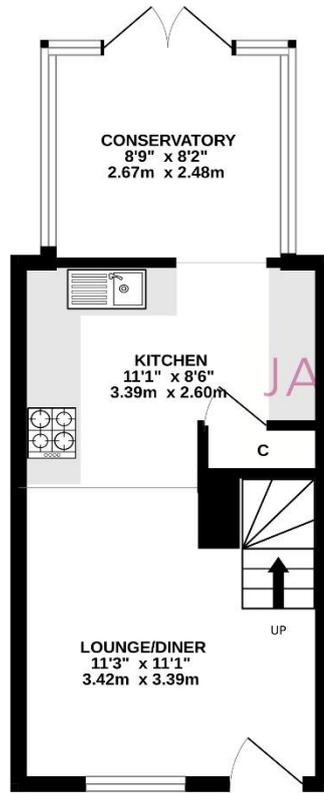
Situated just under 500 metres on foot from Wallingford town centre offering a variety of shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose Supermarket in the centre and a Lidl, both within 700 metres.



# 37 Wormald Road, Wallingford, Oxfordshire, OX10 9BD

GROUND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



| Energy Efficiency Rating                    |                   | Current | Potential |
|---------------------------------------------|-------------------|---------|-----------|
| Very energy efficient - lower running costs | (91-100) <b>A</b> |         |           |
|                                             | (81-90) <b>B</b>  |         |           |
|                                             | (71-80) <b>C</b>  |         |           |
|                                             | (61-70) <b>D</b>  |         |           |
|                                             | (51-60) <b>E</b>  |         |           |
|                                             | (41-50) <b>F</b>  |         |           |
| Not energy efficient - higher running costs | (1-40) <b>G</b>   |         |           |
|                                             |                   | 85      | 88        |

England & Wales EU Directive 2002/91/EC

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TOTAL FLOOR AREA : 506 sq.ft. (47.1 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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