



8 The Mint
Wallingford, Oxfordshire, OX10 0XB



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Wallingford
Oxfordshire
OX10 0XB**

GUIDE £400,000 FREEHOLD



A beautifully presented two-bedroom home within a gated development in the heart of Wallingford, offered for sale with no onward chain.

Located in an exclusive and secure setting just moments from the town centre, this charming property combines character features with modern living, and is perfectly suited for those seeking convenience and comfort close to Wallingford's amenities.

The accommodation is spacious and well laid out, comprising an entrance lobby, a re-fitted kitchen, a delightful sitting room with exposed beams, and a separate dining room. There is also a versatile ground floor shower room/utility. Upstairs, the property offers two double bedrooms and a contemporary re-fitted shower room.

Outside, the home enjoys a pretty, enclosed courtyard garden to the front, ideal for morning coffee or evening relaxation, along with an allocated parking space located just a short distance from the property. Annual fee of £650 is payable towards the upkeep of the development.

This highly regarded small development is accessed via automatic gates directly off the Waitrose car park, offering both privacy and exceptional convenience. Everything Wallingford has to offer, including shops, cafés, restaurants, and the River Thames is within easy walking distance.



Wallingford is a thriving and historic market town positioned between Oxford and Reading along the A4074. It offers a wonderful mix of independent stores, popular eateries, and well-known names such as Waitrose, Costa Coffee, and Pizza Express.

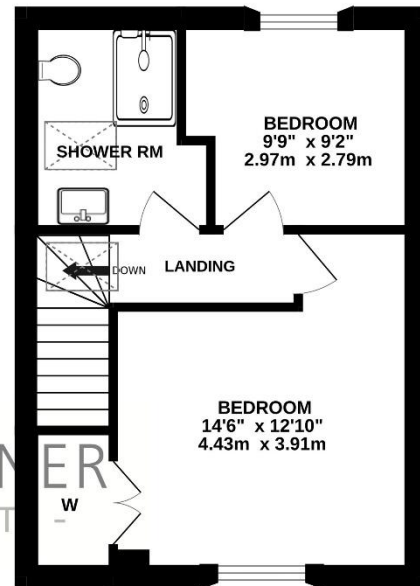
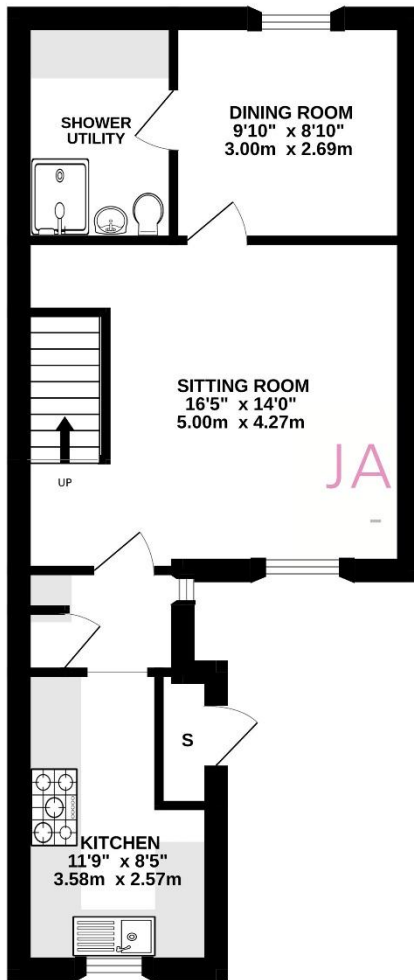
Set on the banks of the River Thames, the town provides excellent opportunities for riverside walks and water-based activities. Regular bus services connect to Oxford, Reading, and Didcot Parkway station, making the town ideal for commuters and those seeking a vibrant yet relaxed lifestyle.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



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TOTAL FLOOR AREA : 888 sq.ft. (82.5 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		
(92-100) A		87
(84-91) B		
(75-83) C	67	
(65-68) D		
(55-54) E		
(41-38) F		
(31-29) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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