



## 31 Station Road, Wallingford, Oxon, OX10 0JX

£1,400 PCM - 18th April 2025.

- Three Bedroom Semi-detached House
- Garden with Shed and Vegetable Patch
- Allocated Parking
- Council Tax Band D
- Part-furnished
- EPC Rating E

# 31 Station Road, Wallingford OX10 0JX

3 bedroom, semi detached house, offered part furnished, located close to the town centre. The property is accessed via a footpath through the front garden into the entrance lobby. Sitting room with wood burner, dining room, fully fitted kitchen, refitted shower room. 2 double bedrooms, one single. Garden, and parking to the rear, (accessed via Allnatt Avenue) there is garden shed and vegetable patch. EPC Rating E. Council Tax Band D. 12 Month Tenancy.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

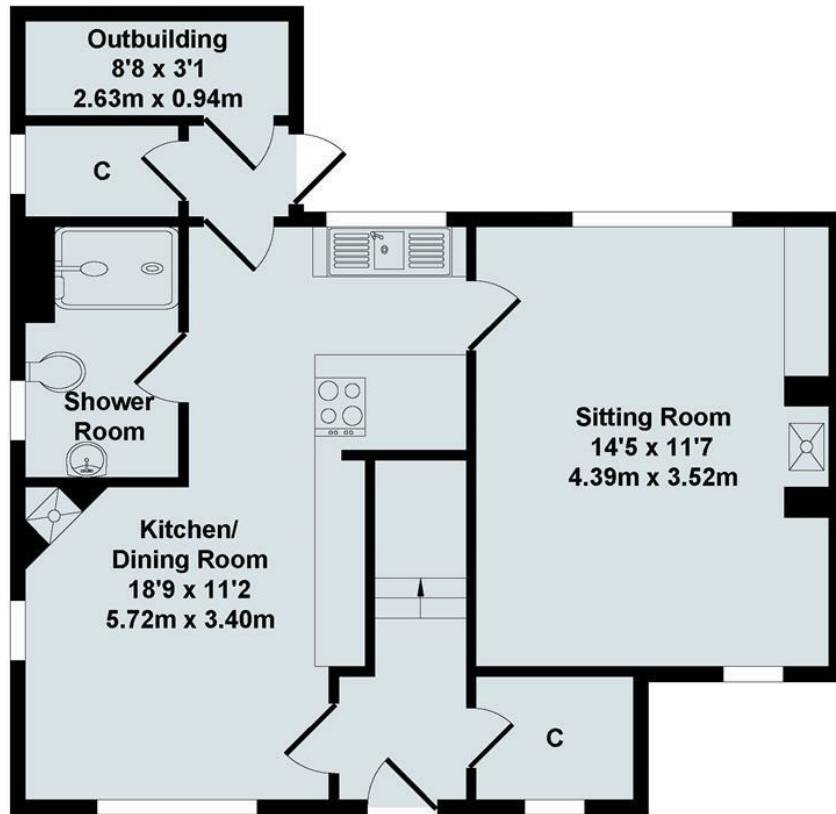
When an application is agreed a holding deposit will be required of a maximum of one weeks rent



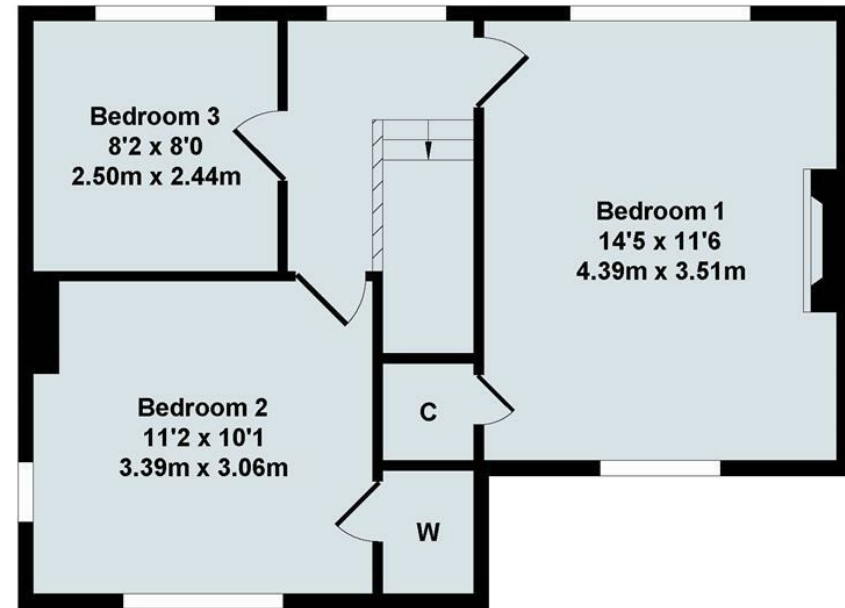
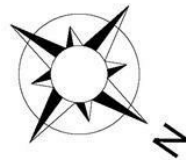
Council Tax Band: D







Ground Floor



First Floor

**Total Approx. Floor Area 966 Sq.Ft. (89.70 Sq.M.)**


All items illustrated on this plan are included in the "Total Approx Floor Area"

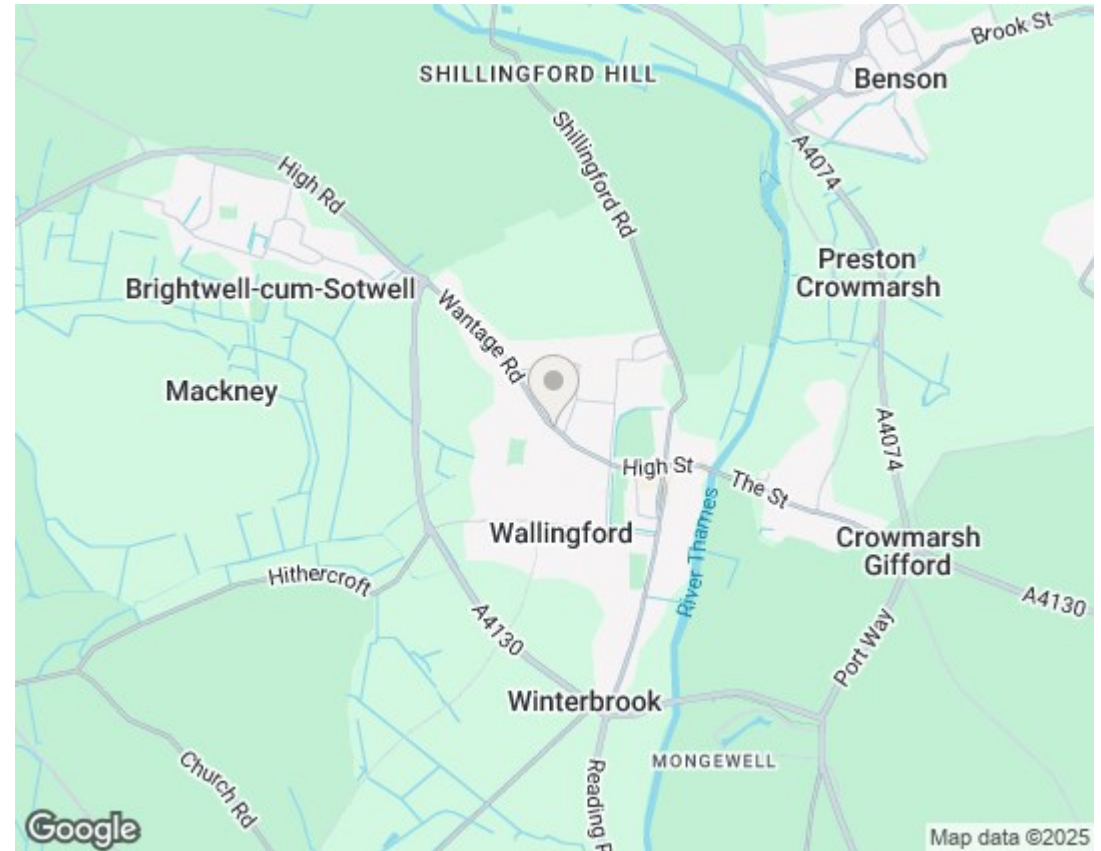






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Directions

## Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

## Council Tax Band

D