



Wood Street, Wallingford, OX10 0AY  
Guide Price £550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An elegant double fronted three bedroom period property situated in the heart of this highly regarded market town. The property provides accommodation over two floors including a living room separate dining room and kitchen with integrated units. On the first floor are three good sized bedrooms together with a large bathroom in addition to gas central heating and some double glazing. The property also retains a wealth of charm and character including sash windows and exposed wood doors and floors. To the rear is a good sized patio seating area with steps up to an attractive and mature well stocked garden including a summer house and shed. Removal of the shed would allow off-street parking via the rear double wooden vehicle gates.





## Key Features

- Pretty Double Fronted Cottage
- Three Bedrooms
- Separate Dining Room
- Gas Central Heating
- Original Fire Place with Log Burner
- In the heart of Wallingford



## The Location

Wallingford is a historic Market Town lying on the banks of the River Thames. With its beautiful town centre large open green spaces and an abundance of amenities including Waitrose Costa Lid Pizza Express plus lots of independent cafes pubs and shopping. It has great local transport with direct links to Oxford and Reading plus Didcot Train Station a few miles away with direct access to London.

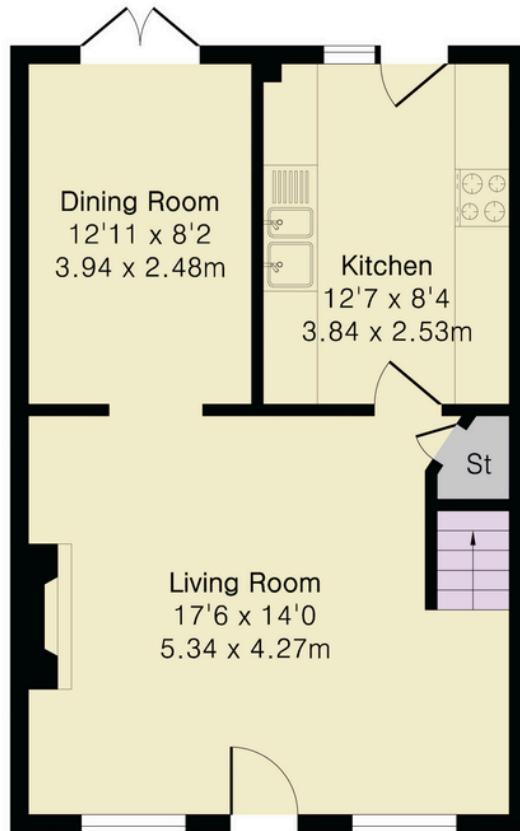
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates coverage on all major mobile phone providers is available at this address. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



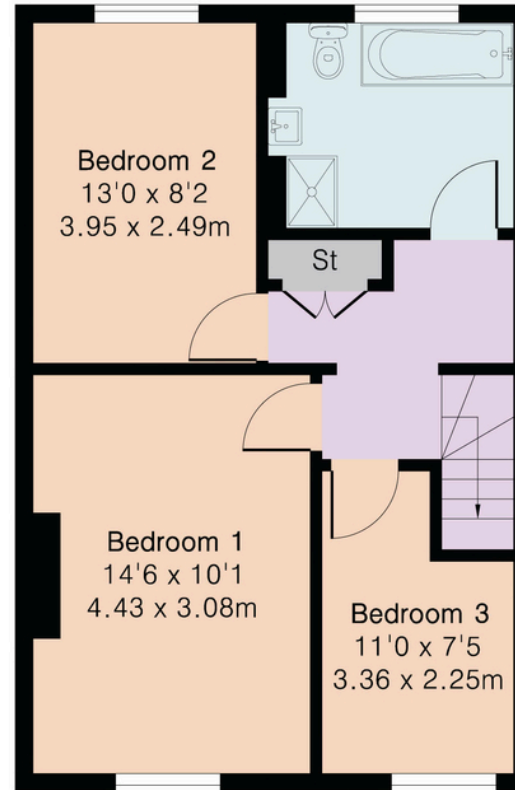
## Approximate Gross Internal Area 958 sq ft - 90 sq m

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 479 sq ft – 45 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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