



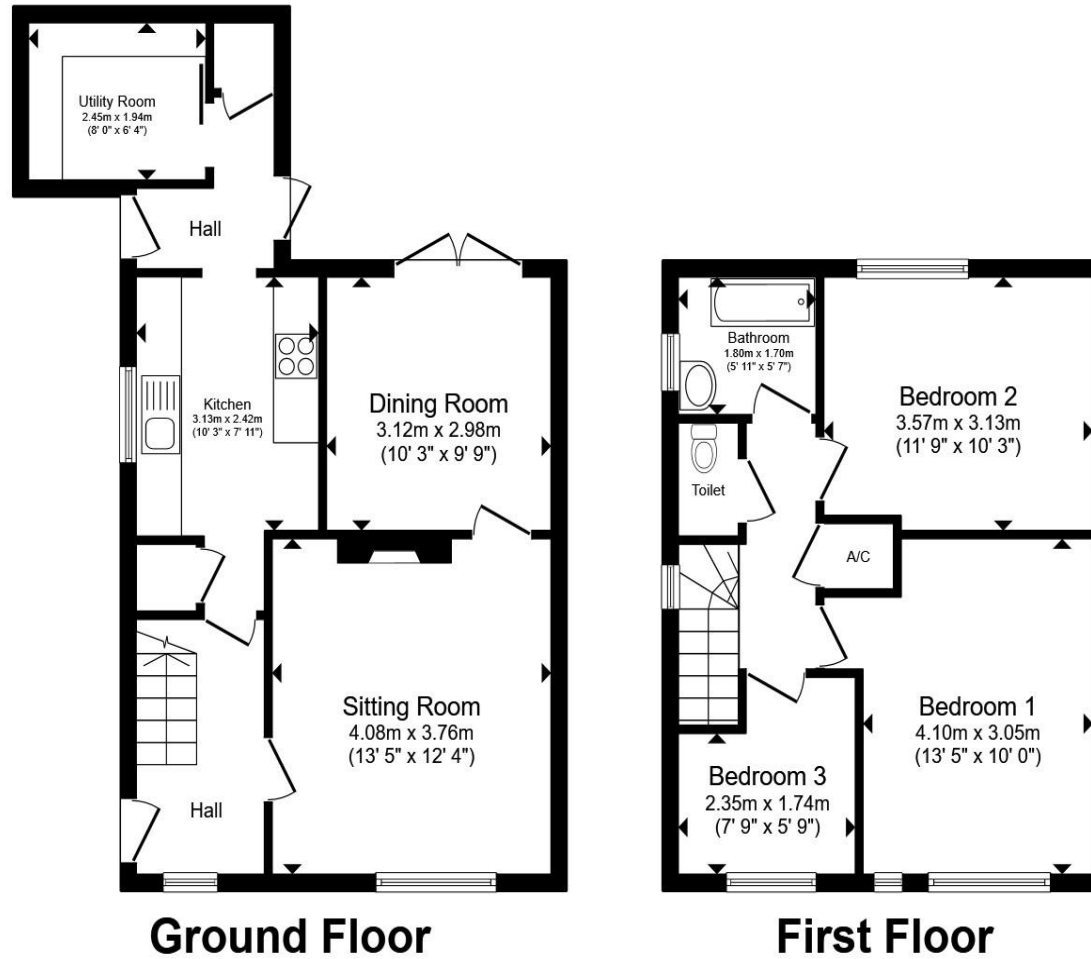
Wilding Road, Wallingford OX10 8AS

Welcome to

Wilding Road, Wallingford

This immaculate three-bedroom gable fronted end terrace is conveniently located to the north of the town and within close proximity to St Nicholas infant, Fir Tree primary and Wallingford secondary school. The property has an impressive 80ft south facing rear garden being mainly laid to lawn and enclosed with panel fencing. Accommodation comprises of two reception rooms, re-fitted modern kitchen and utility room, three good sized bedrooms and modern bathroom. Driveway parking and landscaped garden to the front. An internal viewing is highly recommended to avoid disappointment.





Ground Floor

First Floor

Entrance Hall

Sitting Room

13' 5" x 12' 4" (4.09m x 3.76m)

Dining Room

10' 3" x 9' 9" (3.12m x 2.97m)

Kitchen

10' 3" x 7' 11" (3.12m x 2.41m)

Inner Hall

Utility Room

8' x 6' 4" (2.44m x 1.93m)

Landing

Bedroom 1

13' 5" x 10' (4.09m x 3.05m)

Bedroom 2

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom 3

7' 9" x 5' 9" (2.36m x 1.75m)

Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Rear Garden

Total floor area 89.6 m² (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Wilding Road, Wallingford

- 80ft South facing rear garden
- Conveniently located to the north of the town
- Close proximity to local schools
- Re-fitted modern kitchen
- Modern bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WLF105194](https://www.allenandharris.co.uk/Property/WLF105194)



Property Ref:
WLF105194 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk