

Station Road, Wallingford, OX10 0JX

Guide Price £379,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Located close to the town centre is a charming 1920's semi detached house with plenty of original character and features.

From the front the property is accessed via a footpath through the front gardens and into the entrance lobby. Doors lead either into the dining room or lounge, the dining room is open plan to the kitchen and has an exposed brick fireplace and wood burner, whilst a downstairs shower room leads off of the dining room. The lounge is a generous size and also offers a large wood burner, giving the downstairs accommodation a very homely and warm feel. Upstairs there are three well proportioned bedrooms with build in storage from the two double rooms.

Outside is a lawned rear garden that also has fruit trees and a mature vegetable patch with a shed. There is allocated parking for the property at the rear accessed via Allnatt avenue.







Key Features

- No onward chain
- Charming features throughout
- Front and rear garden
- Off street parking
- Lounge with wood burner
- UPVC double glazed
- Close to the town centre







The Location

The current owners have made some excellent additions and changes including a solar hot water panel which together with the back boiler on the lounge wood burner reduces electricity usage. They also refitted the shower room to a modern suite and installed a rainwater harvesting system which flushes the toilet minimising water bills.

Some material information to note: Electric heating. Mains water, mains electrics, mains drains, back boiler on wood burner to reduce electricity usage. There is also a rainwater harvesting system. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability is available on all major mobile phone providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. The private track to the rear of the property is shared between neighbouring houses where you have right of access to your parking space. 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.



Ground Floor
Approx. Floor
Area 48.07 Sq.M.
(517 Sq.Ft.)

First Floor
Approx. Floor
Area 40.59 Sq.M.
(437 Sq.Ft.)

Total Approx. Floor Area 88.66 Sq.M. (954 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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