

The Murren, Wallingford, OX10 9DZ

Offers Over £300,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Located in a quiet cul-de-sac location close to the town centre and river is this two double bedroom end terrace property offered for sale with no onward chain. A much-loved home for 50 years this tidy property comprises entrance hall, lounge with electric fire, dining room, kitchen, and conservatory. On the first floor there is a fully tiled refitted shower room and two generous bedrooms. The property offers low maintenance front garden & rear gardens and a garage in a separate block. For the location to be fully appreciated; the property must be viewed.

Some material information to note: Electric heating. Mains water, mains electrics, mains drains. Gas supply to the property. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property does not have allocated parking but there are spaces available on a first come first serve basis. The government portal generally highlights this as a low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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.







Key Features

- Two-bedroom end terrace house.
- Quiet cul-de-sac location.
- Exceptionally well located for the town centre and river.
- No onward chain.
- UPVC double glazing







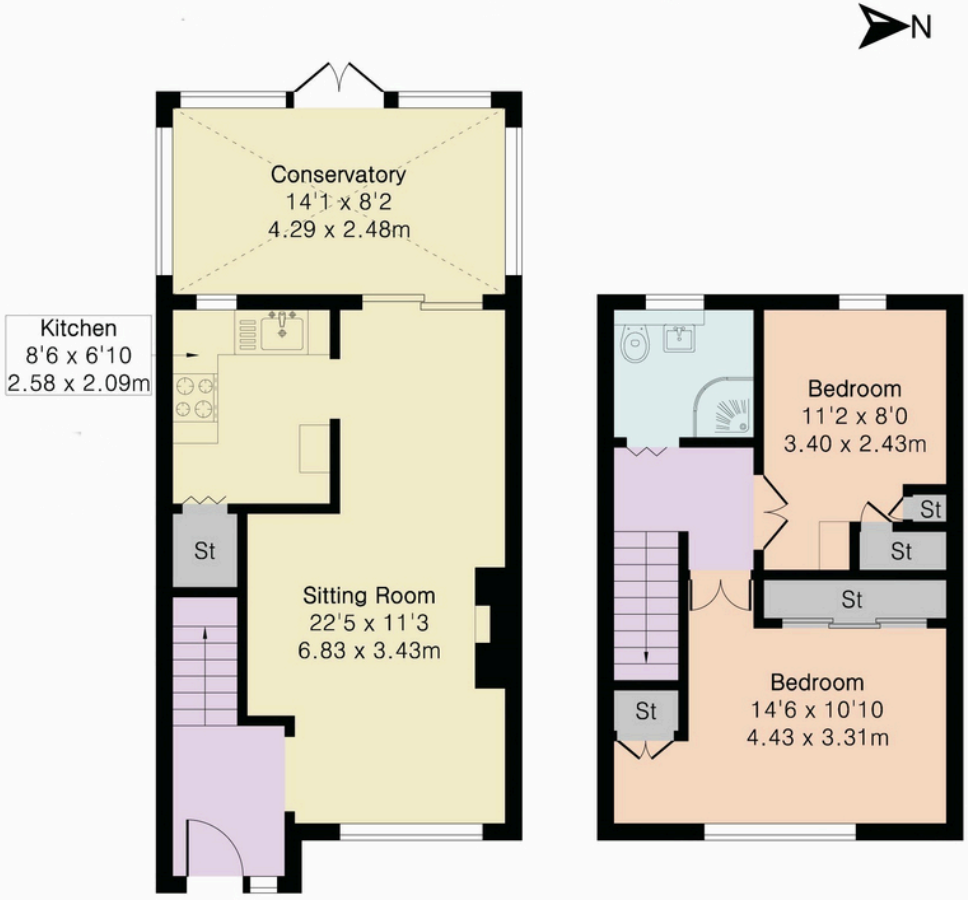
The Location

The Corn Exchange is the home of Wallingford`s cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Moulsford Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers Market is held regularly in the Market Place.

Approximate Gross Internal Area 789 sq ft - 73 sq m

Ground Floor Area 464 sq ft – 43 sq m
First Floor Area 325 sq ft – 30 sq m



PINK PLAN

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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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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