



Hart Street, Wallingford, OX10 0BD

£335,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



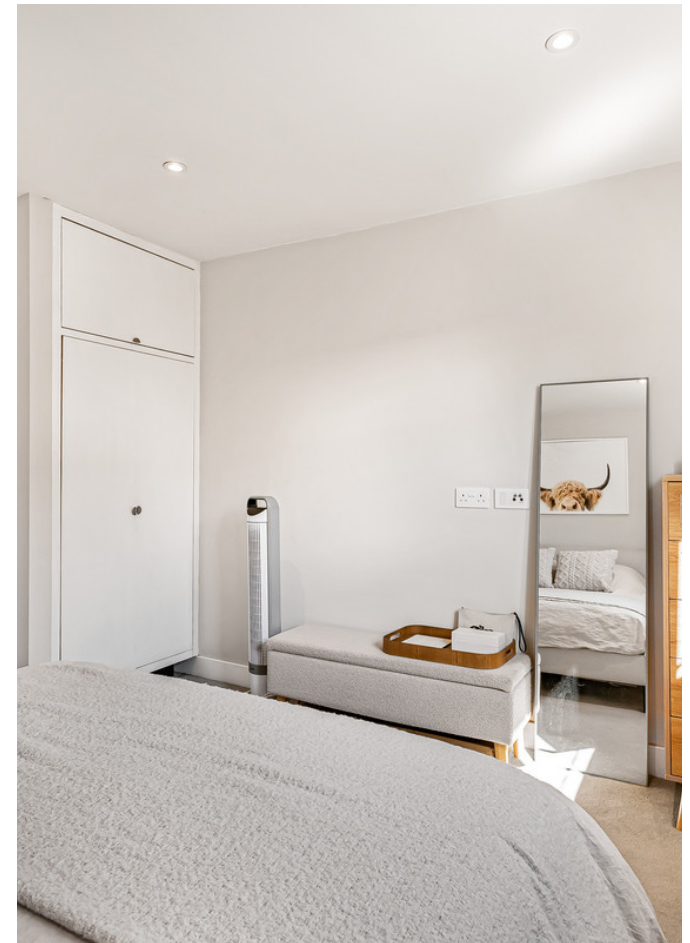


The Property

Located in the Heart of Wallingford Town Centre and only a matter of yards from all the amenities and local transport is this two bedroom property.

This modern property comes with the huge added benefit of private parking and private garden which is highly unusual in such a central location. The property comprises two well proportioned bedrooms with family bathroom, whilst the ground floor features an open plan kitchen, dining and lounge area with added cloakroom. Other benefits include underfloor heating, solar panels and integral appliances plus four years remaining on the builder guarantee.





Key Features

- Town centre location
- Open plan living
- Allocated parking
- Private south facing garden
- Integrated appliances and underfloor heating
- Cloakroom



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.

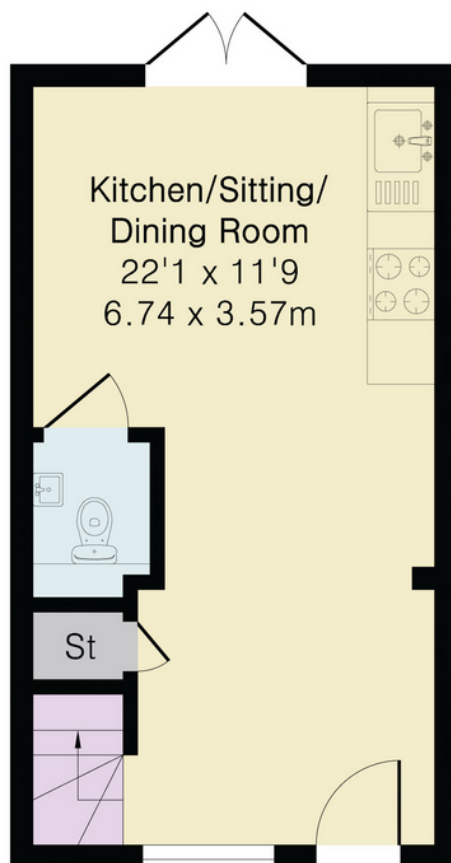
Some material information to note: - Electric heating. Mains water, mains electrics, mains drains. There is driveway parking with the property. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability is available on all major mobile phone providers with the possible exception of Three network. The government portal generally highlights this as an unlikely/very low risk postcode 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.



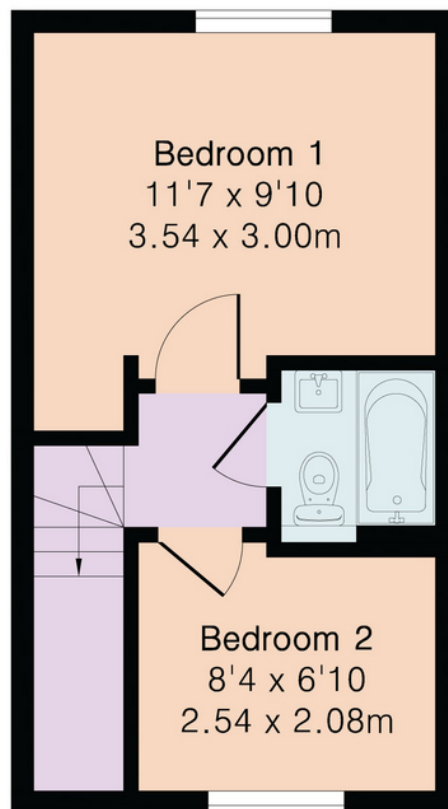
Approximate Gross Internal Area 518 sq ft - 48 sq m

Ground Floor Area 259 sq ft – 24 sq m

First Floor Area 259 sq ft – 24 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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Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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