

WE VALUE



YOUR HOME



Atwell Close, Wallingford
Offers Over £350,000



This well-presented two bedroom semi-detached home is offered to the market with no onward chain and is ideally positioned within walking distance of Wallingford's town centre, with its range of shops, cafés and local amenities.

The accommodation comprises a welcoming lounge and a kitchen/diner, providing a practical and sociable living space.

Upstairs are two double bedrooms, with the main bedroom benefiting from built-in wardrobes, along with a family bathroom.

Outside, the property enjoys an enclosed east-facing rear garden, ideal for morning sunshine, while to the front there is parking for two vehicles.





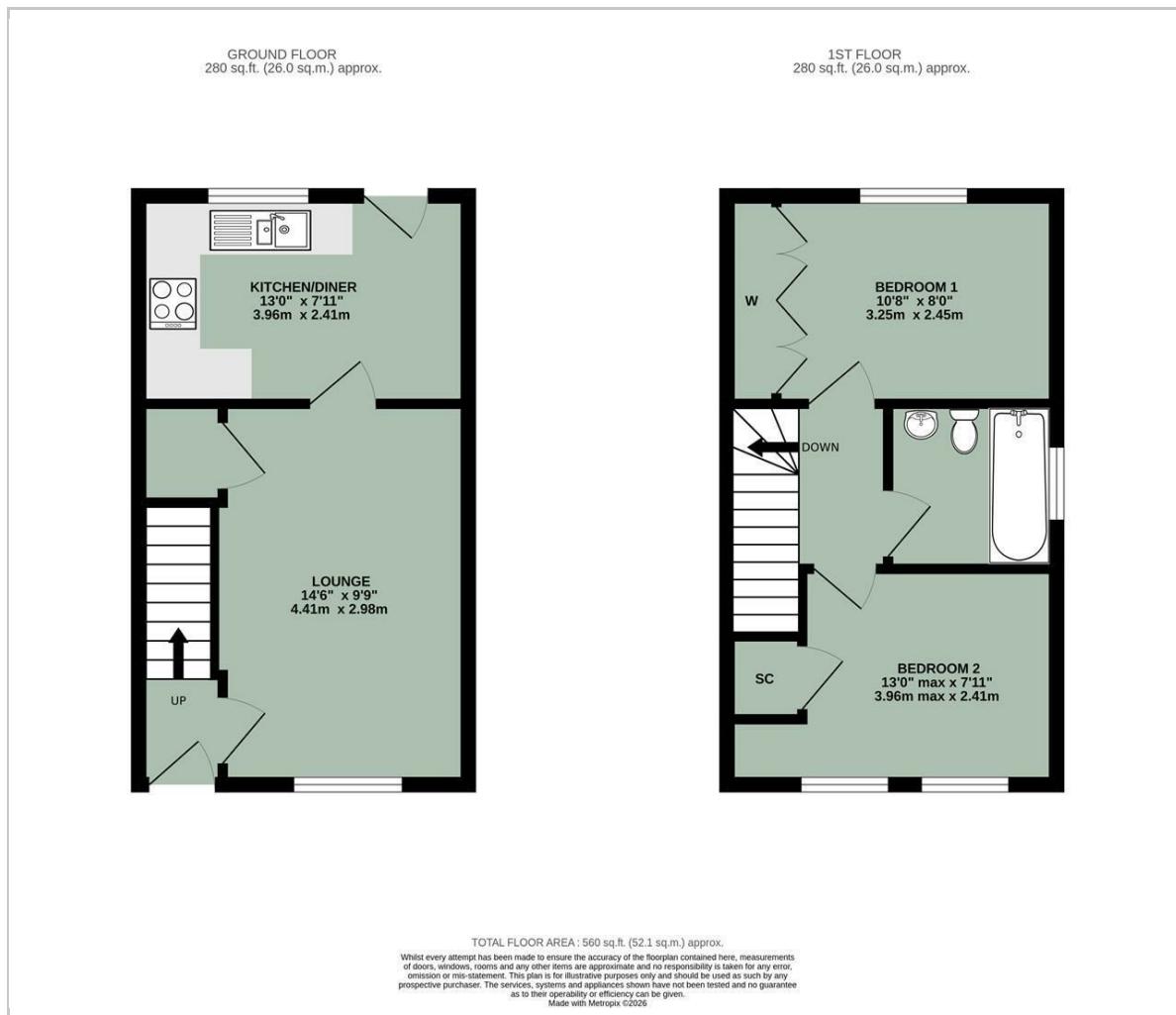
- OFFERED WITH NO ONWARD CHAIN
- TWO BEDROOM SEMI-DETACHED HOME
- ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE TO WALLINGFORD TOWN CENTRE, SHOPS & AMENITIES
- KITCHEN/DINER & LOUNGE
- OFF-STREET PARKING FOR TWO VEHICLES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

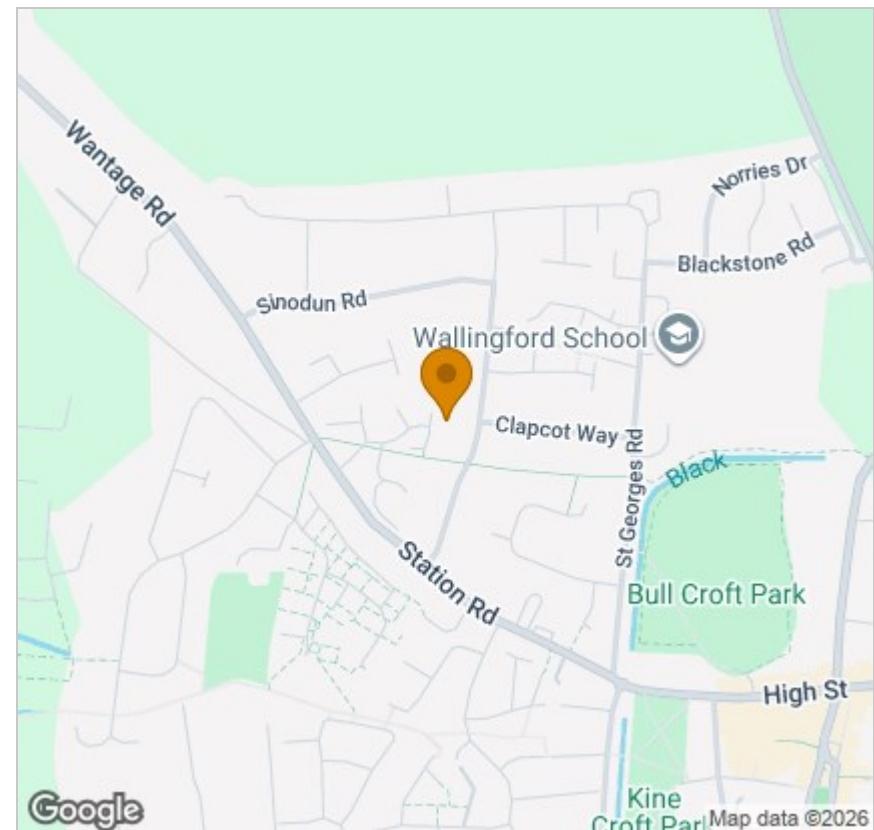
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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