

WE VALUE



YOUR HOME



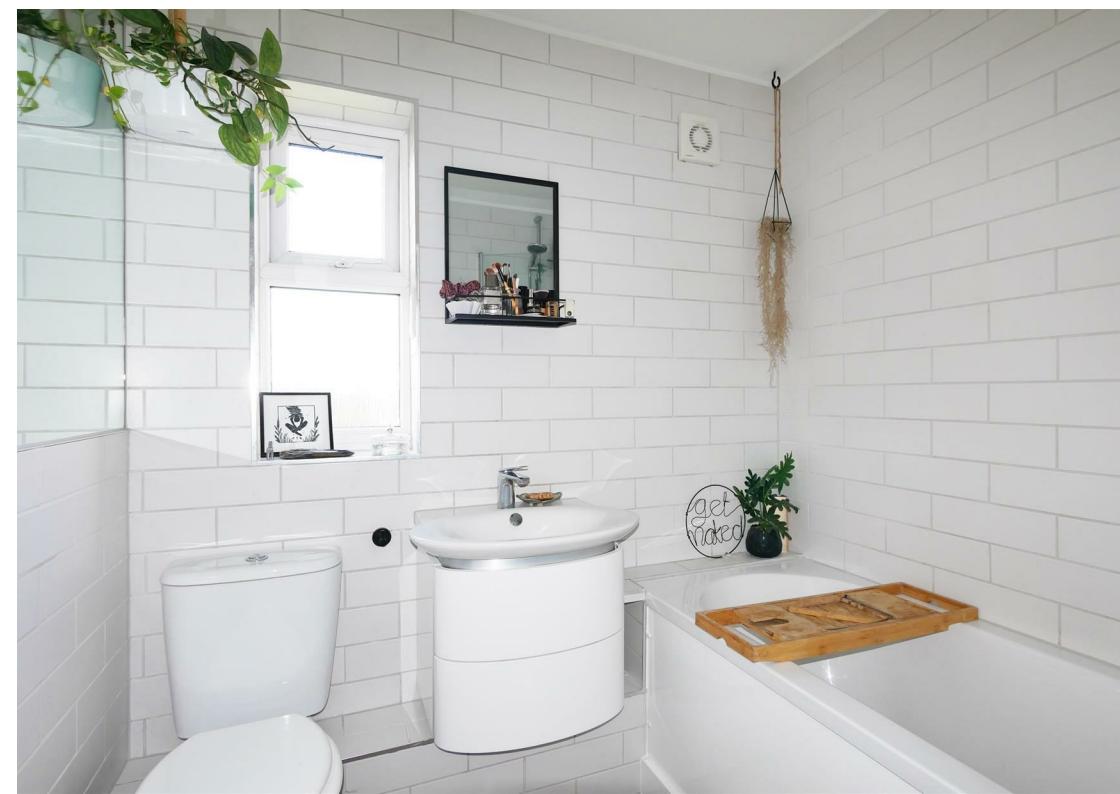
Fludger Close, Wallingford
Guide Price £185,000



Whether you're a first-time buyer eager to step onto the property ladder or an investor looking for a low-maintenance opportunity, this well-presented first-floor apartment ticks all the boxes. Nestled in a cul-de-sac just a short stroll from the town centre.

Step inside to a spacious open-plan kitchen/living area, ideal for modern living. The dual-aspect double bedroom provides a bright and airy retreat, while the fully fitted bathroom completes the accommodation. Outside, you'll find a well-maintained communal garden to enjoy and the added bonus of allocated parking for two vehicles — a real rarity this close to town.

WHAT THE OWNER SAYS...
"The flat is bright and light, a nice workable space that is close to the town centre but in a quiet area, never disturbed by neighbourhood noise. The garden is lovely and the neighbours share the space well!"



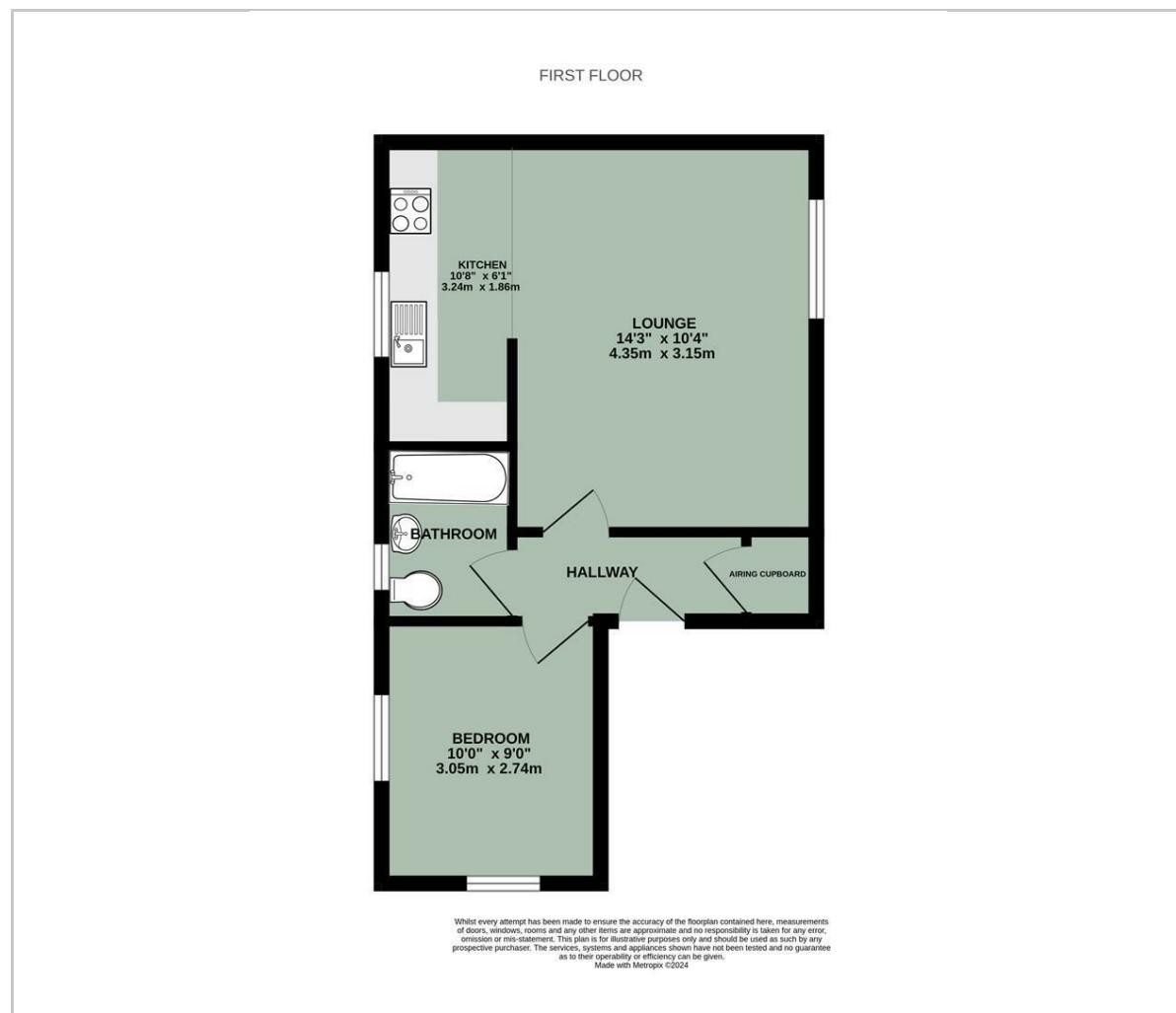


- WELL-PRESENTED FIRST FLOOR APARTMENT
- ALLOCATED PARKING FOR TWO VEHICLES
- OPEN PLAN KITCHEN/LIVING AREA
- STYLISH FITTED BATHROOM
- COMMUNAL GARDEN
- CLOSE TO TOWN CENTRE

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk