



## 2 Regency Close

, Wallingford, OX10 0FE

**Guide price £499,950**



NO ONWARD CHAIN

A very well presented 3 double bedroom town house with driveway and additional parking. Situated within close proximity to the Kincroft park and Wallingford town centre.



## Description

A very well presented 3 double bedroom town house with driveway and additional parking. Situated within close proximity to the Kincroft park and Wallingford town centre.

Enter the property via the front door into the good-sized reception hall with cloakroom leading to the Kitchen / dining room with ample worktop space and built in appliances. To the rear of the property is the spacious living room with French doors to the rear decked terrace.

Upstairs to the first floor is a small landing leading to  
 Double bedroom to the front  
 Double bedroom to the rear  
 Family bathroom with shower over bath, WC and basin

Upstairs to the second floor is a small landing with large storage cupboard  
 Double bedroom with eaves storage overlooking the rear garden  
 En suite Shower room with Shower, WC and basin

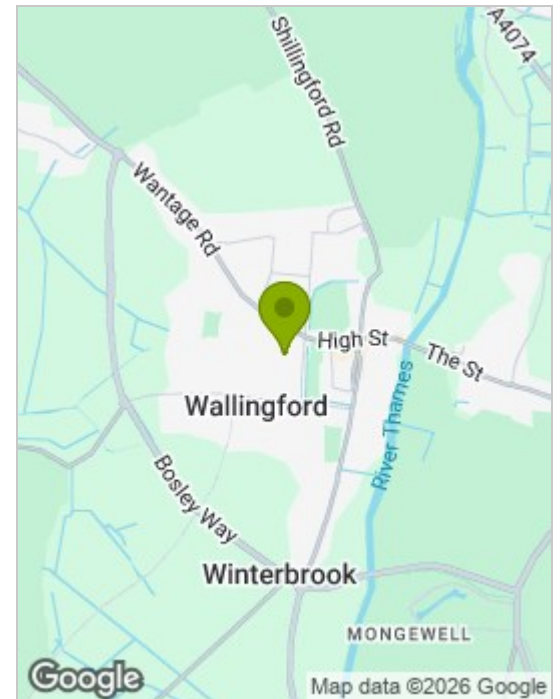
Outside to  
 Two-tiered decked area  
 Shed  
 Rear access  
 Front block paved driveway  
 Second parking space via private road to side of terraces.

The property offers a great opportunity for a family who want a top floor self contained room with walk in wardrobe and En suite shower or someone who wants to be close to Town with a good amount of outdoor space and 2 parking spaces.

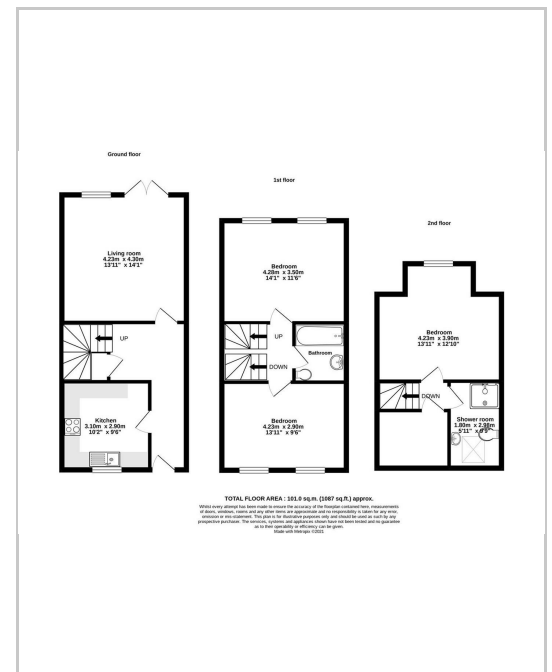
Wallingford town centre is also within a walking distance with its popular marketplace and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl.

Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey and Didcot.

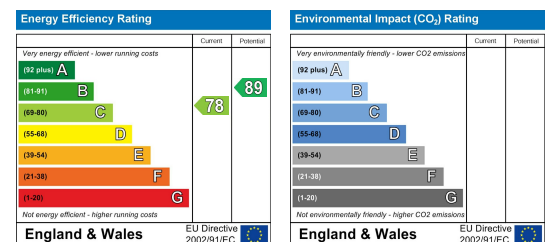
## Area Map



## Floor Plans



## Energy Efficiency Graph



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