



41 ALLNATT AVENUE

WALLINGFORD ♦ OXFORDSHIRE

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Wallingford centre - 8 minute walk ♦ Cholsey - 4 miles ♦ Goring on Thames - 7 miles ♦ Oxford - 14 miles ♦ Henley on Thames - 12 miles ♦ Reading - 15 miles ♦ M4 at Theale (J12) - 14 miles ♦ M40 at Lewknor (J6) - 12 miles ♦ Didcot - 6 miles
(Distances and times approximate)

Located close to the centre of this bustling town with shops and access to the River Thames and within 5 miles of a mainline railway station into London Paddington. A 3 bedroom terrace house offering potential to refurbish with private garden to the front and rear.

- ♦ Entrance Hall
 - ♦ Kitchen
 - ♦ Sitting/Dining Room
-
- ♦ 2 Double Bedrooms
 - ♦ 1 Single Bedroom
 - ♦ Bathroom
 - ♦ Cloakroom
-
- ♦ 2 Outside Store Rooms
 - ♦ Front & Rear Garden
 - ♦ Bricked Garden Shed



SITUATION

The ancient market town of Wallingford owes its importance largely to its position being approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames.

There are numerous period buildings of great merit dating from the 16th century onwards, notably the Town Hall built in 1670, the 16th century George Hotel (an old coaching inn) and the Corn Exchange, of Italianate design, now a Theatre and Cinema.

The town now boasts a population of just over 6,000 and is a bustling market town and popular riverside touring centre with a wide range of interesting Artisan shops together with a Waitrose Supermarket, restaurants and Cafes. Other facilities include a Museum and a Cottage Hospital and most importantly Primary and Secondary Schools.

There are excellent road communications for the surrounding important towns and motorway networks, with Cholsey and Didcot both having mainline stations providing fast commuter services up to London (Paddington) overall in approximately an hour via Reading.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

41 Allnatt Avenue is found centrally located within this popular road. Built in the late 1960's it forms part of a terrace of 4 and has mellow brick elevations under a tiled roof. Benefitting from UPVC windows and doors and some new carpeting, the remainder property would benefit for refurbishment. Entrance is into a hallway with stair access and understairs storage. The kitchen is at the front of the property and has a part glazed wall leading into the sitting dining room which overlooks the garden and has a fireplace. Upstairs there are 2 double bedrooms and 1 single bedroom. There is a bathroom and separate cloakroom.

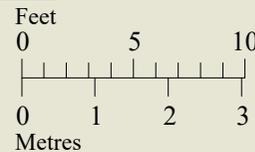
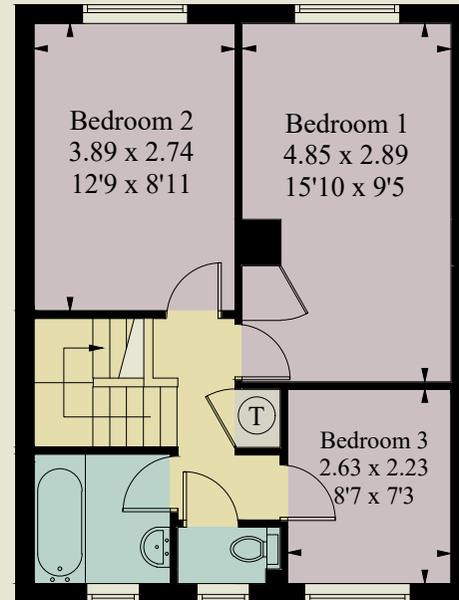
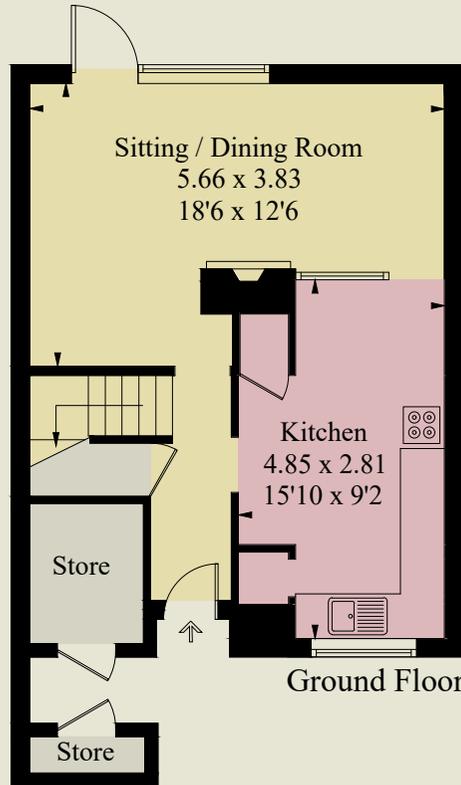
OUTSIDE

To the front of the property is a low level brick wall with gate leading into the front garden. There are 2 outside stores attached to the house. The garden is south east facing and has a patio and lawned area. A bricked shed provides garden storage and there is a rear pedestrian gate.



41 Allnatt Avenue, Wallingford, Oxfordshire, OX10 0PJ

Approximate Gross Internal Area = 85 sq m / 914 sq ft



CREATESPACE DESIGN ref 564

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

Services: Electricity, water and drainage are all connected to the property. Central heating from back boiler to night storage heaters. Gas available in the road.

Council Tax: C

Energy Performance Rating: TBC

Postcode: OX10 0PJ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the high street to the Railway bridge at the top. Turn left and continue on the Wallingford Road out of the village of Goring. This road turns into the Wallingford Road and continue out of the village for a few miles, through South Stoke and North Stoke. At the junction with the A4074, turn left towards Wallingford and then left again at the next roundabout signposted for Wallingford/Didcot. At the first roundabout, take the third exit towards Wallingford centre onto Winterbrook Road and continue towards the centre of the town. As you approach the centre, turn left onto St John's Road and at the mini roundabout turn right onto Croft Road. At the next junction, turn left onto Station Road and continue for about 200 metres and then turn left onto Fir Tree Avenue. Turn first left onto Radnor Road and carry on until you see Allnatt Avenue. Follow the road round to the right and 41 will be found a short distance on the left hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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