



6 St. Johns Road
Wallingford, Oxfordshire, OX10 9AD



JAMESGESNER
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**6 St. Johns Road
Wallingford
Oxfordshire
OX10 9AD**

OIEO £350,000 FREEHOLD



This beautifully presented two double bedroom end-terrace period cottage occupies a highly convenient position within easy reach of Wallingford town centre and is rich in character throughout. Features include exposed beams, open fireplaces and traditional quarry tiled flooring, all combining to create a warm and inviting home.

The accommodation is well balanced and thoughtfully arranged. The sitting room enjoys exposed beams and an open fireplace, providing an attractive focal point. A separate dining room offers additional reception space and incorporates a useful storage cupboard. The kitchen is modern and well appointed. To the first floor are two genuine double bedrooms, the principal bedroom benefiting from two fitted wardrobes, together with a family bathroom.

Outside, the rear garden is predominantly laid to lawn with a decked seating area, ideal for entertaining, and benefits from gated rear access.

The property further benefits from gas central heating via a modern combination boiler, recently fitted double-glazed windows throughout, and quarry tiled flooring across the entire ground floor.



Wallingford is a thriving and historic market town set on the River Thames. Originally a Saxon walled settlement, remnants of the ancient town walls remain visible today, along with the ruins of Wallingford Castle, which can be enjoyed from the Castle Gardens.

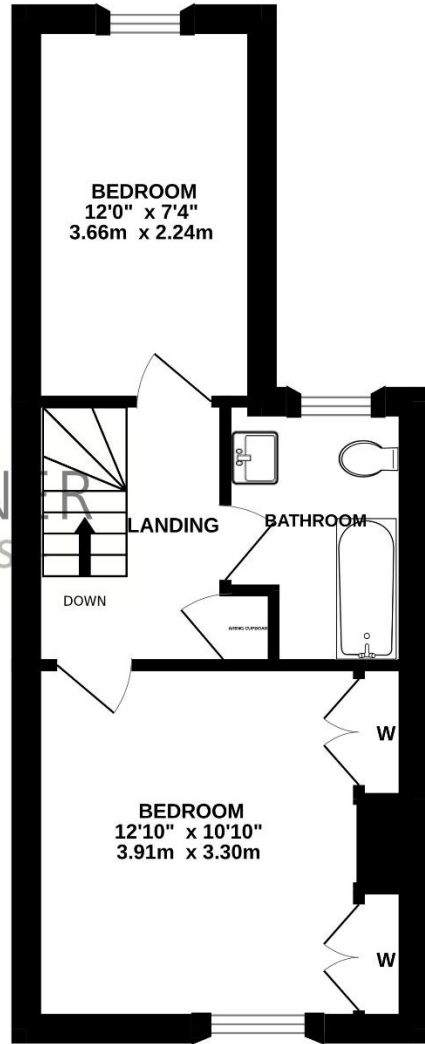
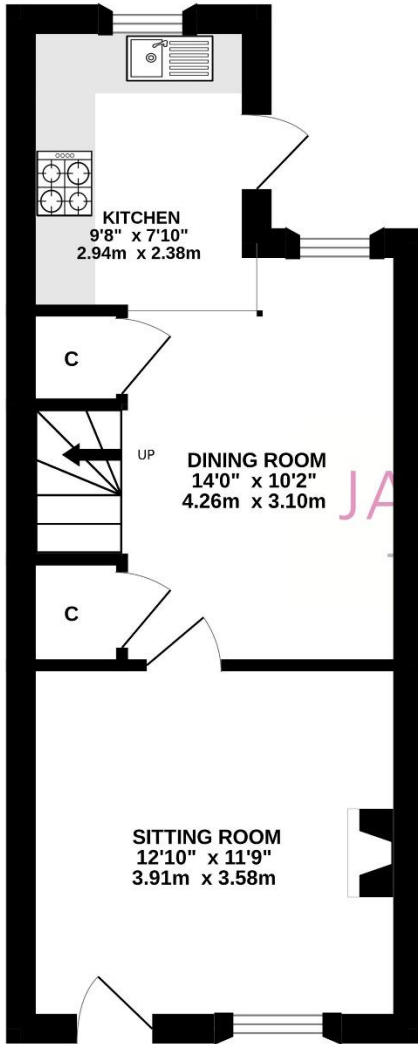
The town centre is a designated conservation area, showcasing fine churches and architecture dating back to the 14th century. The surrounding riverside landscape forms part of an Area of Outstanding Natural Beauty.

Wallingford offers an excellent attaching range of independent shops, cafés, pubs and restaurants, including the popular antique shops in Lamb Arcade, as well as Waitrose and Lidl supermarkets and a regular farmers` market held in the Market Place.



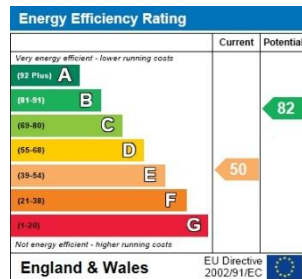
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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