



Wood Street, Wallingford, OX10 0AY

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Part of a small development this mid terraced one bed property has been completely refurbished inside with a private rear patio garden finished with an office space in the garden and one private parking space to the front.

Upon entering the ground floor you are greeted with a good sized kitchen with breakfast bar and all built in appliances. There is also plenty of extra storage throughout and a large window to the front making it a light and bright room. You then go through to a good sized living room with built in storage a door opening onto the garden. Upstairs there is a good sized bathroom with a shower over the full size bath. The bedroom has plenty of built in storage and Velux windows allowing plenty of natural light and the beams adding a characterful feature to this modern home.

Outside is a good sized patio garden with an additional Pod in the garden which could be a home office or gym as well as further garden storage. The property comes with one owned parking space.

Some material information to note:

Tenure: Freehold

The property is connected to mains electric, water and drainage. According to Ofcom standard to ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a very low risk of flooding. For any further information relating to the Register of Title then please contact the estate agent.





Key Features

- Fully Refurbished throughout
- Central Village Location
- Private Parking
- Low maintenance
- Good sized bedroom and living room
- Exposed beams and modern fittings



The Location

Wallingford is a historic Market Town lying on the banks of the River Thames. With its beautiful town centre large open green spaces and an abundance of amenities including Waitrose Costa Lid Pizza Express plus lots of independent cafes pubs and shopping. It has great local transport with direct links to Oxford and Reading plus Didcot Train Station a few miles away with direct access to London.

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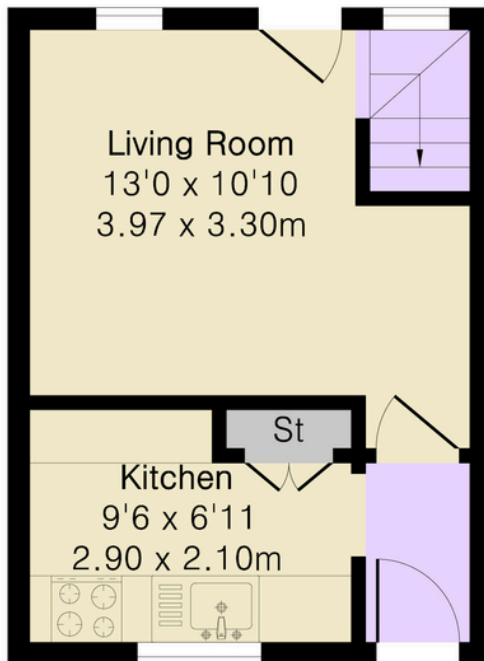
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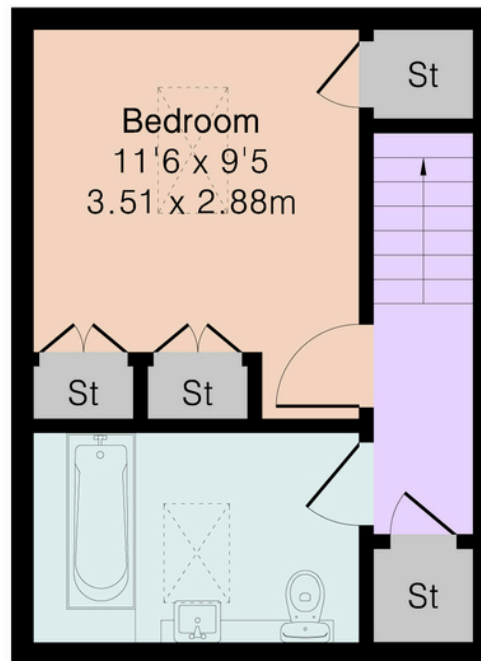
Approximate Gross Internal Area 472 sq ft - 44 sq m

Ground Floor Area 236 sq ft – 22 sq m

First Floor Area 236 sq ft – 22 sq m



Ground Floor



First Floor

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