



Green Road, Shillingford Hill, Wallingford OX10 8LR

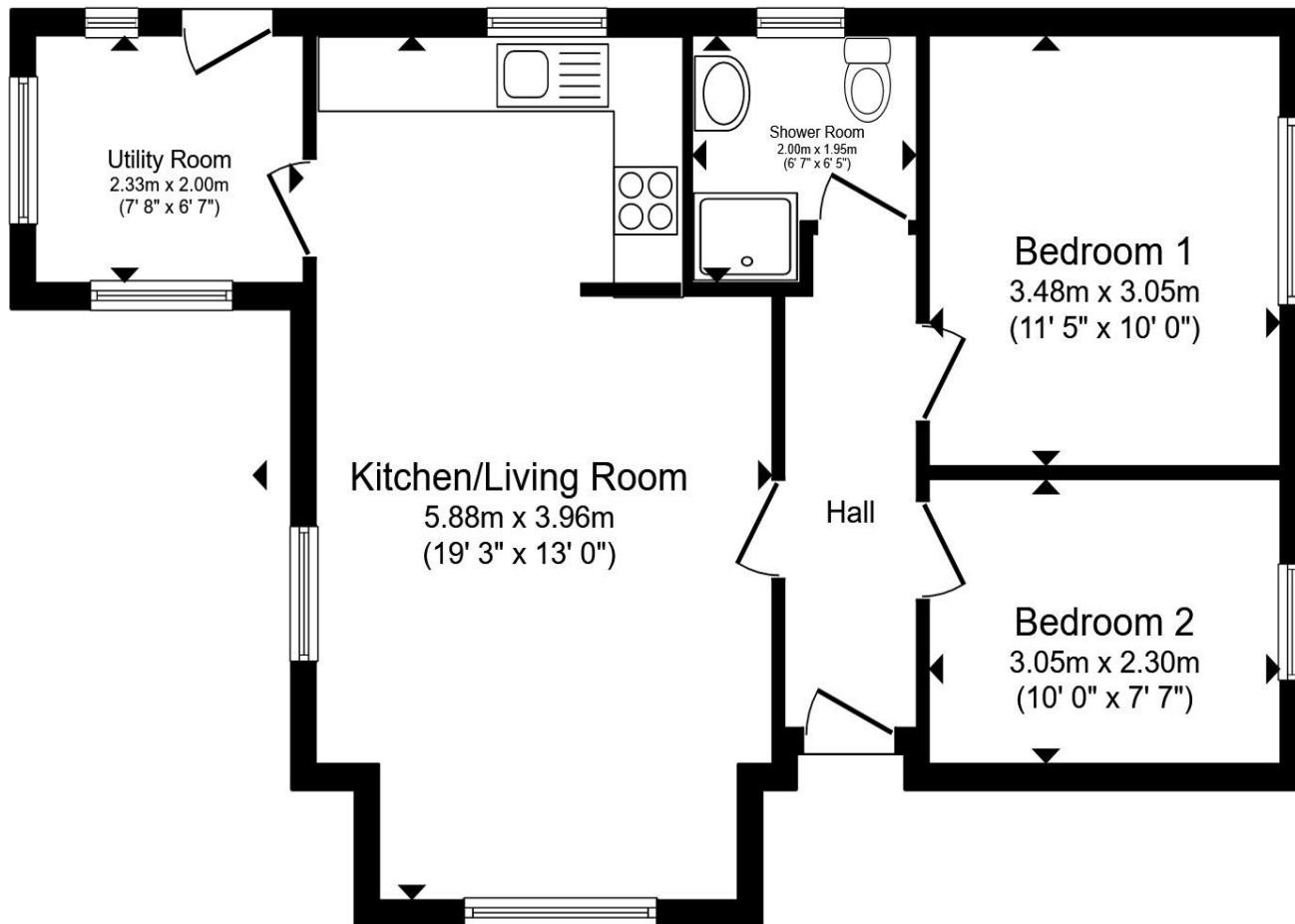
 allen & harris

Welcome to

Green Road, Shillingford Hill, Wallingford

Situated in the picturesque South Oxfordshire countryside, this two bedroom park home has been upgraded by every means which include a brand new kitchen, bathroom and also been fully renovated and offers excellent 19ft open plan living space with kitchen area and island unit opening into the sitting/dining space, large utility/boot room, two bedrooms and shower room. There is driveway parking to the front suitable for three vehicles and a wrap around garden with raised decking area.





Total floor area 57.1 m² (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Over 55s
- Two Bedroom
- Parking for 3 vehicles
- Utility/Boot Room
- Wraparound Garden

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£230,000



view this property online allenandharris.co.uk/Property/WLF105105

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

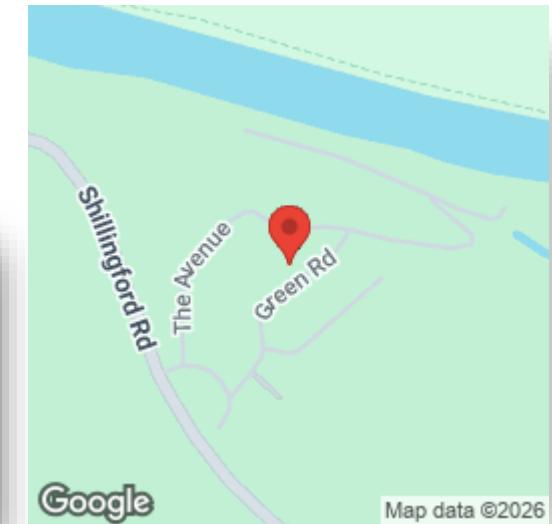


The Property
Ombudsman

Property Ref:
WLF105105 - 0005

Shillingford is well located for access to Oxford (10 miles) and Cholsey railway station (6 miles), which allows for access to London Paddington, Reading, Oxford and the West Country. The Thame-side village has an important river crossing, with its 19th century bridge providing spectacular photographic opportunities throughout the year. Alongside the river is the well-known Shillingford Bridge Hotel which harks back to the golden age of English hostelry. The nearby market town of Wallingford, has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants, a monthly Farmer's market and other leisure facilities such as a thriving theatre and sports centre.

'There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or use.'



Please note the marker reflects the postcode not the actual property



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk