

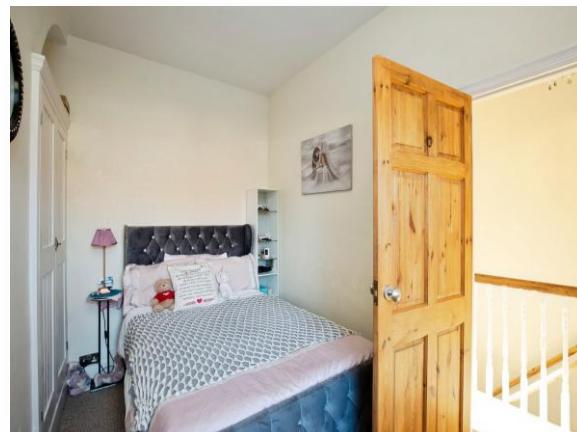


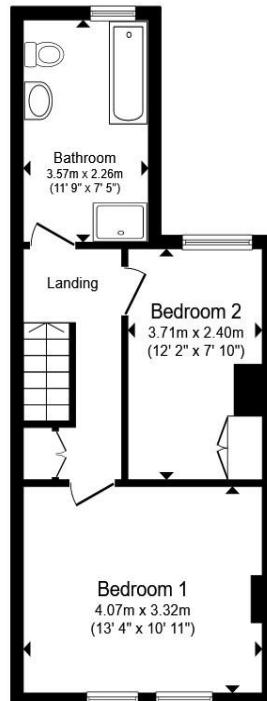
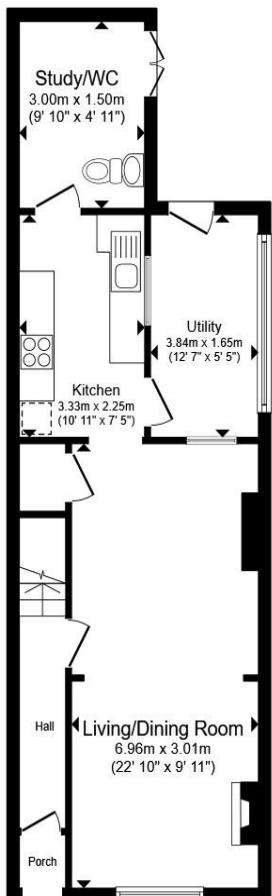
Springdale, Wallingford OX10 0HQ

Welcome to

Springdale, Wallingford

This charming terraced property is situated just off Croft Road in this highly desirable location only 0.3miles to the town centre and all the amenities. Just over the road from the Kine Croft. The property consists of: entrance hall, lounge with open fireplace, dining room, kitchen, study/WC and utility room. First floor landing leads to the two double bedrooms and family bathroom. Outside to the front is a brick block paved driveway with generous driveway parking and enclosed rear garden benefiting from rear access gate.





Total floor area 88.5 m² (953 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



Entrance Hall

Living/Dining Room
22' 10" x 9' 11" (6.96m x 3.02m)

Kitchen
10' 11" x 7' 5" (3.33m x 2.26m)

Utility Room
12' 7" x 5' 5" (3.84m x 1.65m)

Study/Wc
9' 10" x 4' 11" (3.00m x 1.50m)

Landing

Bedroom 2
12' 2" x 7' 10" (3.71m x 2.39m)

Bedroom 1
13' 4" x 10' 11" (4.06m x 3.33m)

Bathroom
11' 9" x 7' 5" (3.58m x 2.26m)

Enclosed Rear Garden

Welcome to Springdale, Wallingford

- Victorian Terraced Home
- Two Double Bedrooms
- Three Reception Rooms
- Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£425,000



view this property online allenandharris.co.uk/Property/WLF105114

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.



Property Ref:
WLF105114 - 0006

Located on the banks of the River Thames, the historic market town of Wallingford boasts an excellent range of amenities including a Waitrose supermarket, the narrow streets with their variety of small shops, pubs and restaurants. The antique shops in the Lamb Arcade, the parks, commons and gardens make it a very pleasant town, other leisure facilities such as a thriving theatre.

There is an excellent choice of schools in the area including Wallingford School, St Johns and St Nicholas primary schools. Transportation links are also excellent being equidistant between Oxford (14 miles) and Reading (14 miles). The main-line train stations at Didcot (6 miles) and Cholsey (3 miles) give access to London Paddington and the West Country. The M40 is also within easy reach via the Lewknor junction 6.



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