



21 Croft Road  
Wallingford, Oxfordshire, OX10 0HN



JAMESGESNER  
- ESTATE AGENTS -



**21 Croft Road  
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Oxfordshire  
OX10 0HN**

**OIEO £450,000 FREEHOLD**

Situated within close proximity to the town centre and overlooking the Kinecroft at the rear is this beautifully presented and extended, three double bedroom, Victorian town house offering many character features including stripped wood flooring, original doors and feature fireplace. Viewing highly recommend.



The property is beautifully presented with accommodation comprising, entrance hallway, lounge with feature fireplace, open plan dining room/kitchen/garden room with bi-folding doors to the rear, rear lobby, ground floor shower room, three double bedrooms (two on the first floor and one on the second) and a family bathroom. Full gas central heating and replacement double glazing throughout.

The property doesn't come with allocated parking, however its proximity to the town makes this less of an issue. Parking can be found on street nearby. The rear garden is low maintenance, with artificial turf, a patio and a garden shed and rear access.



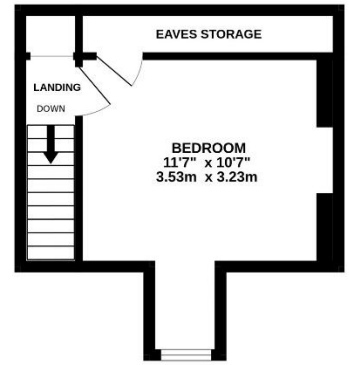
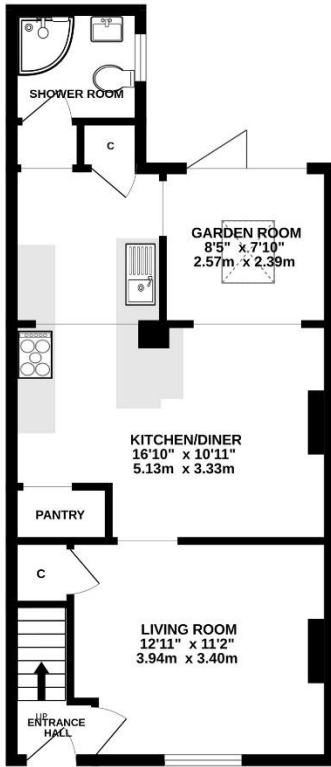
Situated within 300 metres to the centre of the town of Wallingford offering a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a monthly Farmer's market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Wallingford secondary School is just 500 metres away and St Johns Primary is just 250 metres.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 Plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 78        |
| (55-68)                                     | D | 55                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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