

WE VALUE



YOUR HOME



Atwell Close, Wallingford  
Offers Over £350,000



This well-presented two bedroom semi-detached home is offered to the market with no onward chain and is ideally positioned within walking distance of Wallingford's town centre, with its range of shops, cafés and local amenities.

The accommodation comprises a welcoming lounge and a kitchen/diner, providing a practical and sociable living space. Upstairs are two double bedrooms, with the main bedroom benefiting from built-in wardrobes, along with a family bathroom.

Outside, the property enjoys an enclosed east-facing rear garden, ideal for morning sunshine, while to the front there is parking for two vehicles.





- OFFERED WITH NO ONWARD CHAIN
- TWO BEDROOM SEMI-DETACHED HOME
- ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE TO WALLINGFORD TOWN CENTRE, SHOPS & AMENITIES
- KITCHEN/DINER & LOUNGE
- OFF-STREET PARKING FOR TWO VEHICLES

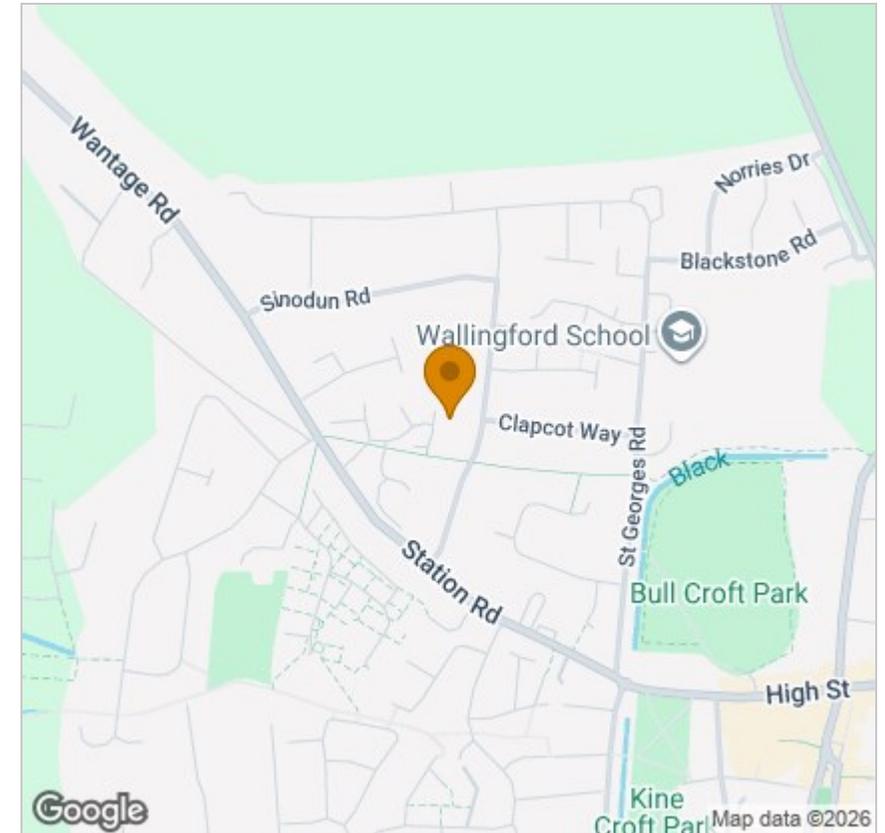
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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