



Wantage Road, Wallingford, OX10 0LT
£539,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered for sale with no onward chain is this two-bedroom semi-detached bungalow with large garden, garage, and potential to extend and reconfigure; subject to the relevant consents. Located on this ever-popular road within Wallingford is this very practical bungalow comprising entrance hall, two bedrooms, bathroom, kitchen, lounge, and conservatory extension. To the rear of the property, there is a very pleasant predominantly lawned garden offering a fairly private aspect. Finally, to the side, there is driveway parking leading to a garage. For this rarely available bungalow to be fully appreciated, it must be viewed.

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers Market is held regularly in the Market Place.





Key Features

- Two-bedroom semi-detached bungalow.
- Driveway and garage.
- No onward chain.
- Desirable road in the town of Wallingford.
- Potential to extend and reconfigure; subject to the relevant consents.





The Location

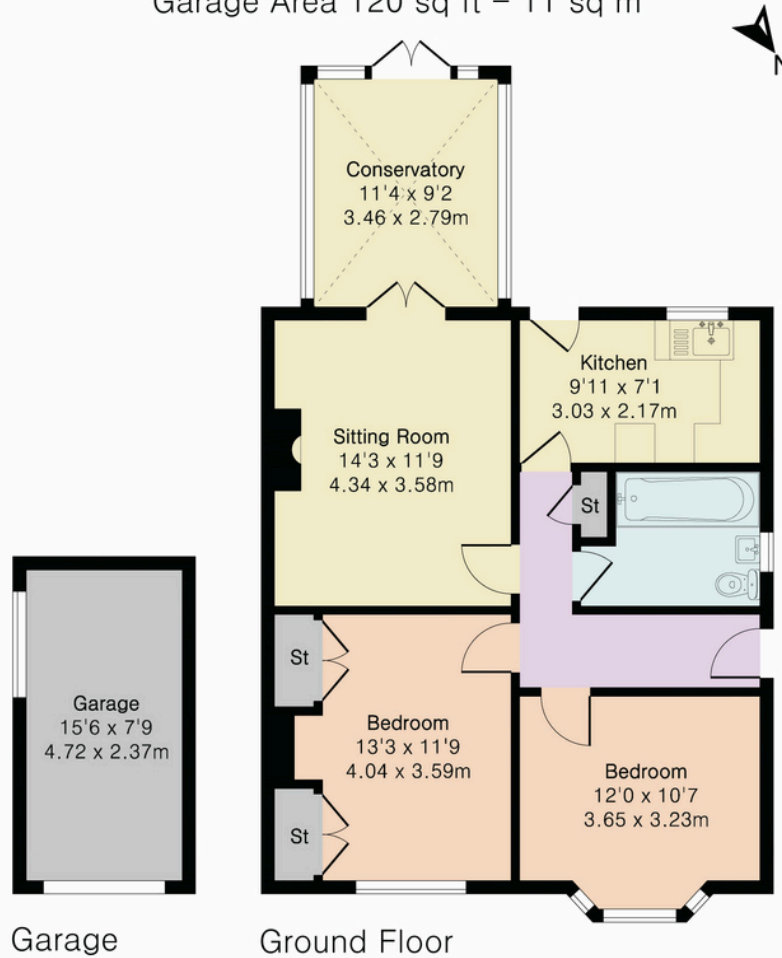
The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Mouldsford Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.

Some material information to note: Gas central heating. Mains water. Mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We advise of planning permission in the field behind and buyers advised to conduct their own due diligence. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 793 sq ft - 74 sq m
(Excluding Garage)**

Garage Area 120 sq ft - 11 sq m



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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