

2 St. Johns Terrace
Wallingford, Oxfordshire, OX10 9AH

JAMESGESNER
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Oxfordshire
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OIEO £350,000 FREEHOLD



Nestled in the heart of the charming market town of Wallingford, this delightful two-bedroom terrace property offers a perfect blend of character and charm and is ideal for first-time buyers, couples, or those looking to downsize. Offered with no onward chain.

Upon entering, you are greeted by a well-presented hallway which has been tastefully decorated by its current owners, followed by the entrance into the delightful reception room that provides a versatile space for relaxing or entertaining guests with a feature fireplace and neutral decoration. The room is filled with natural light, creating a warm and inviting atmosphere.

The kitchen, which is aged, however, is in immaculate condition, with a newly fitted oven and dishwasher, offers ample storage and work surfaces, making meal preparation a pleasure. Adjacent to the kitchen is a delightful dining area perfect for mealtimes. Off the dining space you will find a spacious WC. From the kitchen, a purpose-built office/reception room offers views out onto the north facing garden and is a useful space for whatever suits your needs.

Upstairs, the property features two well-proportioned double bedrooms, each offering ample built in wardrobe space and are both neutrally decorated so that you can add your own touch. The larger than average bathroom/wet room is fitted with a walk-in shower space, a heated towel radiator and is tiled from floor to ceiling.



The entire property is double glazed, enhancing energy efficiency and sound insulation, while the gas central heating system, which is two years old, guarantees warmth throughout the colder months.

The north facing garden, enclosed with fencing includes a garden shed, offers a delight patio area for alfresco dining, beds with mature shrubs and lawn with a pathway leading to rear access and private parking with space for two vehicles – a rare find in this sought-after location. This adds a significant convenience factor, especially in a town where on-street parking can be limited.

Situated within 400 metres to the centre of the town 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 200 metres.

Wallingford itself is a historic market town situated on the banks of the River Thames, renowned for its rich heritage and vibrant community spirit. Residents enjoy a wealth of amenities including independent shops, cafes, and traditional pubs, all within easy walking distance. The town hosts a variety of events throughout the year, from farmers` markets to music festivals, fostering a strong sense of local pride and engagement.





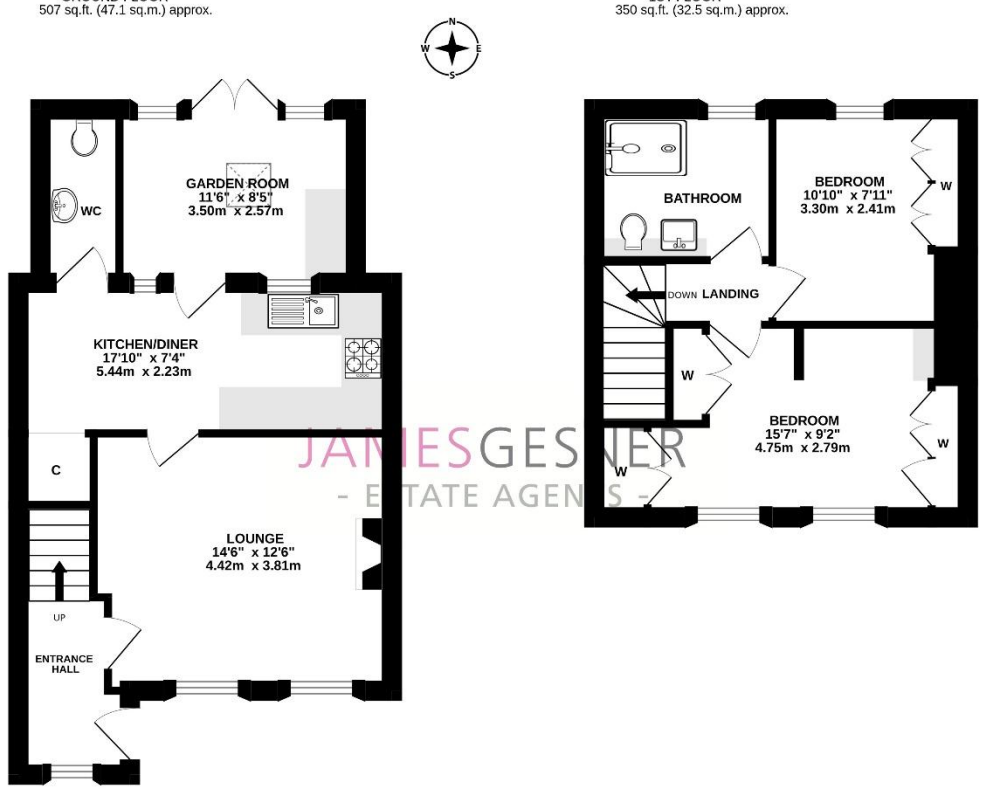






GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

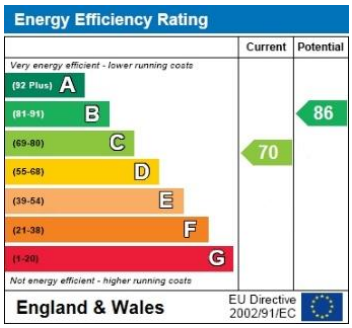


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TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

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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