

Compton Terrace, Wallingford, OX10 0JU

£350,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

Situated within the small no through cul-de-sac of Compton Terrace, this two bedroom property which is believed to date from the 1930's is offered to the market with no onward chain.

If you prefer a home that has a little bit of character, then this period property could be just perfect! Just a short stroll from Wallingford's historic Town Centre with all its great amenities. This two double bedrooms & two reception rooms property, is nestled in a quiet, no through road, full of personality but needing of a good degree updating throughout giving you good opportunity to put your own stamp into the property.

The property comprises of entrance hall with stairs leading up and understairs cupboard with larder housing the gas boiler, two separate reception rooms with fireplaces, kitchen with a little utility area with rear door into the rear garden. Upstairs the property offers two double bedrooms with cast iron fireplace and a white shoer room.







Key Features

- End of Terrace Home
- Two Double Bedrooms
- Two Separate Reception Rooms
- Gas Radiator Central Heating
- South-East Facing Rear Garden
- In Need of Updating Throughout







The Location

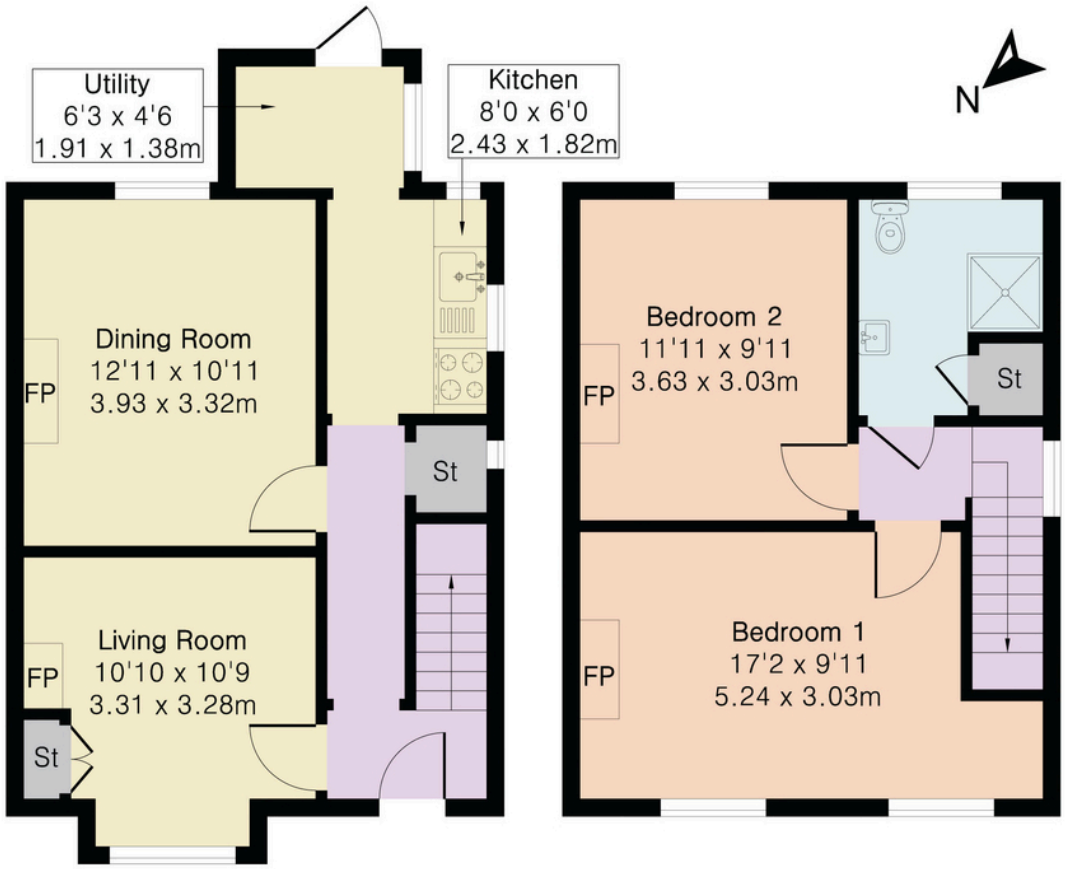
Outside offers a South-East facing private enclosed rear garden with flowers beds, plants and shrubs plus decking area and gravel area, wooden storage shed with gated side access leading to the front garden all set behind wooden picket fence.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drainage. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with all the providers. The government portal generally highlights this as a very low risk postcode 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 are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 809 sq ft - 76 sq m

Ground Floor Area 425 sq ft – 40 sq m

First Floor Area 384 sq ft – 36 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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