



39 St Johns Road
Wallingford, Oxfordshire, OX10 9AW



JAMESGESNER
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**39 St Johns Road
Wallingford
Oxfordshire
OX10 9AW**

OIEO £325,000 FREEHOLD

Nestled in the heart of charming Wallingford, this delightful two-bedroom, late eighteenth century, terrace offers an ideal blend of comfort, convenience, and character and is offered for sale with the advantage of driveway parking in this popular town.

Perfectly suited for first-time buyers, couples, or those looking to downsize, this property presents a wonderful opportunity to enjoy the quintessential English lifestyle in one of the country's most picturesque counties.



Upon entering, you are welcomed into a bright and inviting reception room, where natural light floods through, creating a warm and airy atmosphere. The lounge features an exposed brick wall and a fireplace that is perfect for a log burner or open fireplace for those cosy winter days.

Adjacent to the reception room is a practical kitchen, equipped with essential appliances and plenty of storage options with space for a dining table. From here, a door leads out to the useful utility room with a picturesque stable door leading out into the courtyard garden. The downstairs bathroom is neutrally decorated and tiled from floor to ceiling with a shower over the bath.

Upstairs via the quirky cottage staircase, you will find two well-proportioned double bedrooms. The master bedroom is generously sized, providing ample room for a double/king bed and additional furniture and overlooks the front aspect, while the second bedroom which overlooks the garden, is ideal for guests, a home office, or a child's/teenager's room.

Outside the south facing, rear garden boasts a useful outbuilding which has the benefit of electric followed by a wooden playhouse and wooden storage shed. The sizeable lawn then leads onto a useful, decked area which is ideal for alfresco dining.

Additional benefits include allocated parking for one vehicle with additional space at the front of the property, a valuable asset in this sought-after area, and gas central heating with a new boiler fitted just three years ago. The terrace is well insulated, with double glazing throughout.



Situated in a peaceful neighbourhood, this terrace is within easy reach of local amenities, excellent schools, and transport links into Oxford, Reading and surrounding areas, making it a practical choice for commuters and families alike. The property's location also offers quick access to the stunning countryside and historic towns that Oxfordshire is renowned for.

For those who appreciate the outdoors, Oxfordshire provides numerous opportunities for walking, cycling, and picnicking in its many parks and nature reserves. Wallingford is famous for its yearly musical event Bunk Fest where the town comes alive for an entire weekend as well as Christmas activities and many more throughout the year.

In summary, this charming two-bedroom terrace in Oxfordshire represents an excellent opportunity to secure a comfortable and well-appointed home in a highly desirable location with its inviting living spaces, private garden, parking, and proximity to the many attractions and amenities of Oxfordshire, it is a property not to be missed.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
298 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		88
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(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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