

WE VALUE



YOUR HOME



St. Johns Road, Wallingford  
£350,000



This well-presented two-bedroom home is ideally located within easy walking distance of Wallingford town centre, offering an appealing blend of character, comfort, and everyday convenience.

The ground floor features a welcoming lounge with a feature fireplace and exposed brickwork, creating an inviting space to relax. The kitchen is complemented by a practical rear utility room, with a charming stable-style door opening directly onto the garden, perfect for modern living.

Upstairs, the property offers two well-proportioned double bedrooms, served by a downstairs family bathroom.

To the rear, the south-facing garden enjoys abundant natural sunlight and includes a useful outbuilding, ideal for storage. To the front, off-street parking for one vehicle further enhances the appeal of this centrally located home.

**What the Owner Says:**

“Location, location, location. Character features, fireplace, exposed brick. All amenities on the doorstep and close to the school. A lovely south-facing rear garden.”





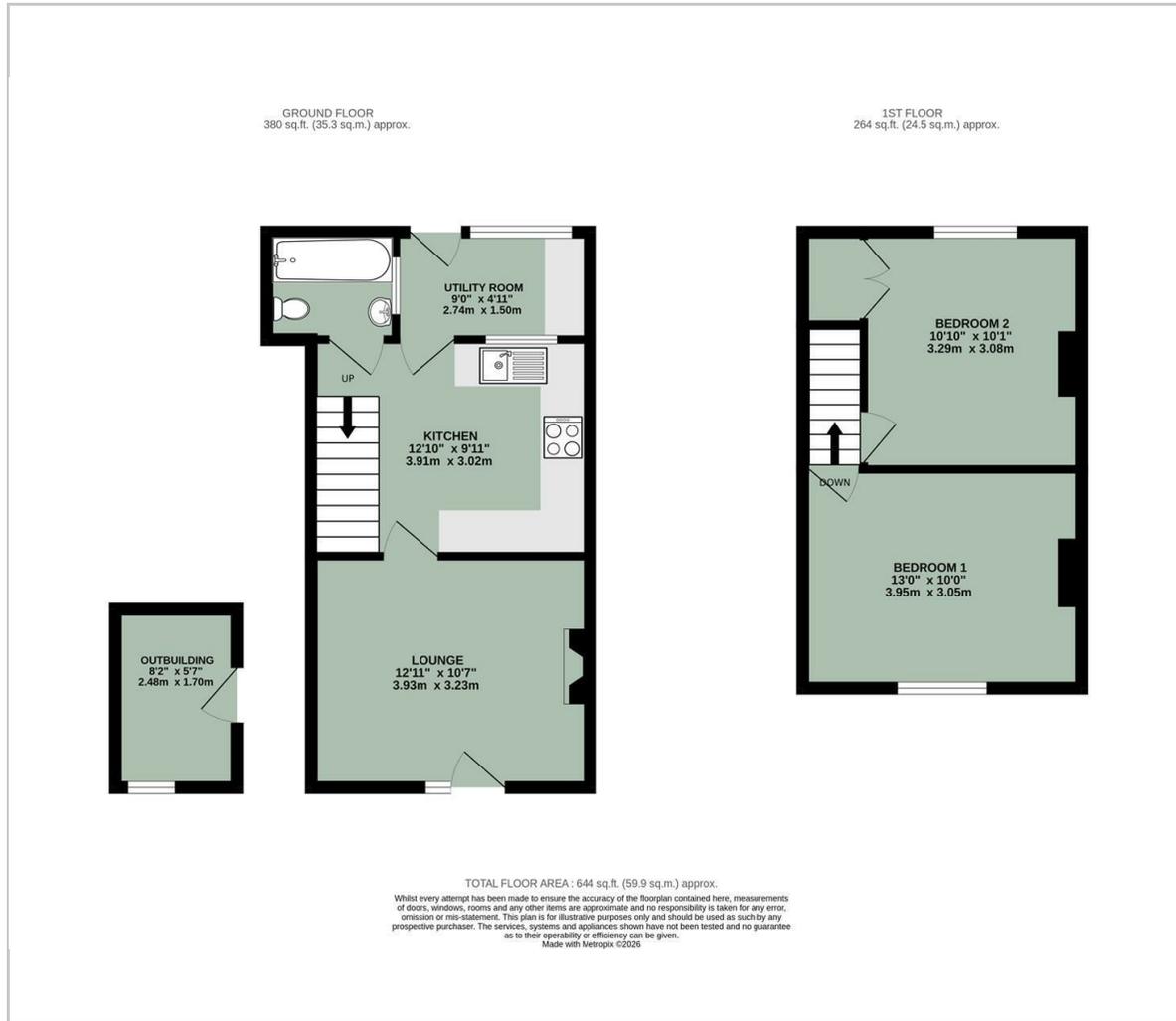
- SOUTH FACING REAR GARDEN WITH OUTBUILDING
- LOUNGE WITH FEATURE FIREPLACE & EXPOSED BRICK WALL
- WITHIN SHORT WALKING DISTANCE TO WALLINGFORD TOWN CENTRE, SHOPS & AMENITIES
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- MODERN KITCHEN WITH USEFUL UTILITY ROOM TO THE REAR ASPECT
- OFF-STREET PARKING FOR ONE VEHICLE



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 (A)		88	92 plus (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)		66	55-68 (D)		
39-54 (E)			39-54 (E)		
21-38 (F)			21-38 (F)		
1-20 (G)			1-20 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	

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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