

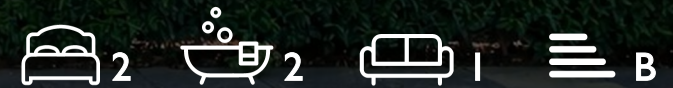
WE VALUE



YOUR HOME



Portcullis Drive, Wallingford
£425,000



Offered to the market with no onward chain, this two bedroom home is ideally situated within walking distance of Wallingford's town centre and benefits from a larger-than-usual enclosed rear garden complete with a summer house.

The ground floor comprises a spacious living/dining room, providing an excellent space for both relaxation and entertaining, alongside a well-appointed kitchen and a convenient downstairs cloakroom.

Upstairs, the property offers two double bedrooms. The principal bedroom features built-in double wardrobes and an en-suite shower room, while the second double bedroom is served by a modern family bathroom.

Externally, the standout rear garden offers a wonderful outdoor retreat with ample space for seating, gardening, or family enjoyment, complemented by a useful summer house. Further benefits include a garage and off-street parking for two vehicles.





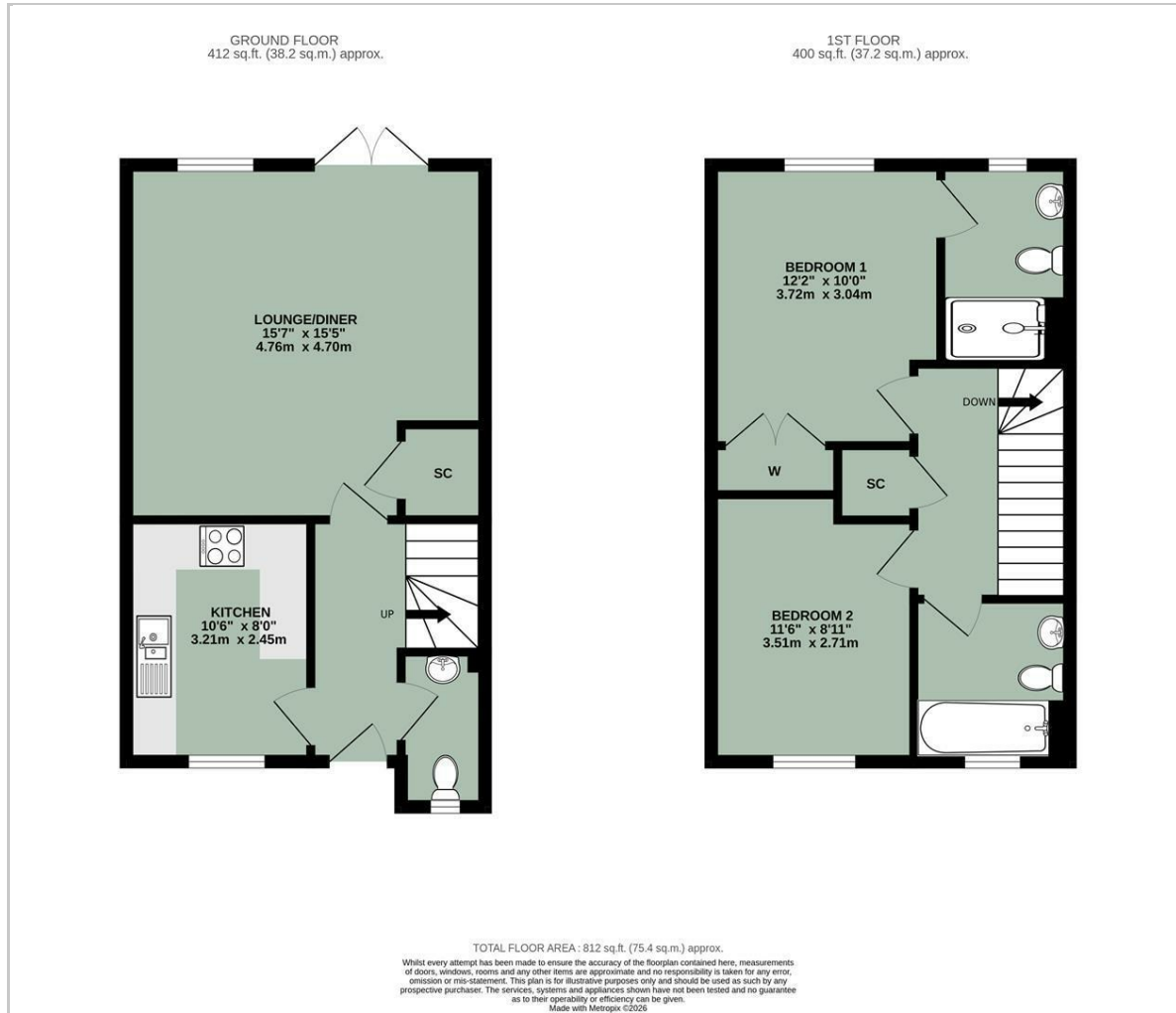
- OFFERED WITH NO ONWARD CHAIN
- SET WITHIN WALKING DISTANCE OF WALLINGFORD TOWN CENTRE
- SUBSTANTIAL ENCLOSED REAR GARDEN
- GENEROUSLY SIZED LIVING/DINING ROOM
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- TWO DOUBLE BEDROOMS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 (A) 81-91 (B) 69-80 (C) 55-68 (D) 39-54 (E) 21-38 (F) 1-20 (G)	83	95	102 plus (A) 61-91 (B) 40-59 (C) 12-54 (D) 1-38 (E) 1-20 (F) 1-20 (G)		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		

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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