



Benson Lane, Wallingford, OX10 8ED

£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





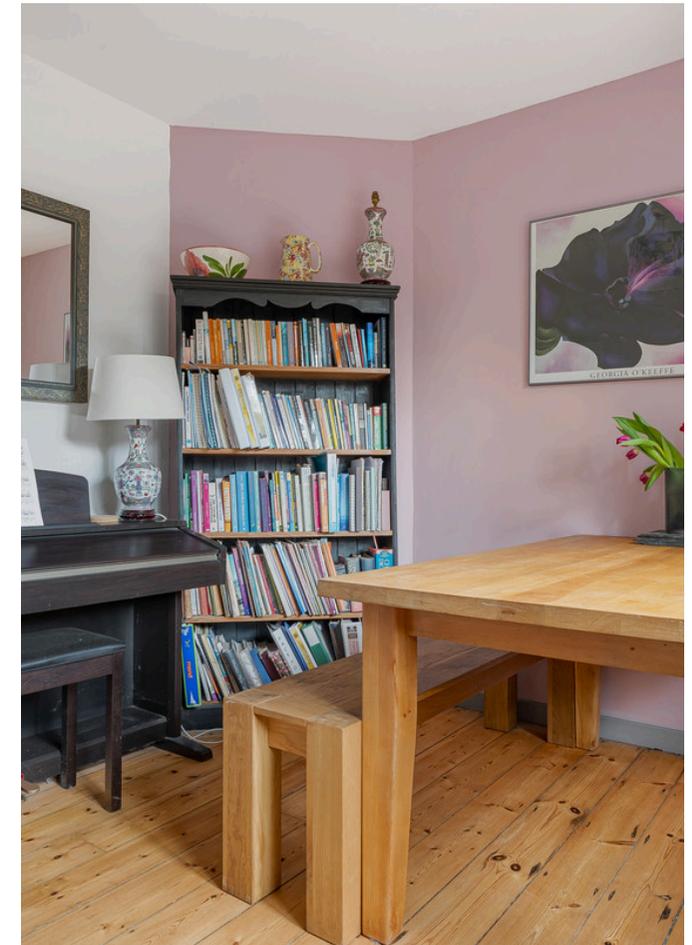
The Property

Situated in the sought after village of Crowmarsh Gifford within a short walk of the river Thames & Wallingford Town Centre. This three bedroom semi detached property offering huge scope for extensions and reconfiguration throughout (subject to relevant planning).

The property comprises, entrance hall, dining room, kitchen with matching wall and base units plus an added utility/boot room for added convenience. The dual aspect lounge area concludes the downstairs accommodation with the added benefit of a wood burner. On the first floor there are three well proportioned bedrooms plus a family bathroom.

With its excellent location and significant scope for improvement and extension (subject to relevant planning) this property presents a rare opportunity. To fully appreciate the potential on offer, early viewings are highly recommended.





Key Features

- Three bedroom semi detached family home
- Huge scope for significant improvement and extensions throughout (subject to relevant planning)
- Lounge with wood burner
- Walking distance to Wallingford town centre
- Utility/boot room
- Separate dining room
- Charming character features throughout



The Location

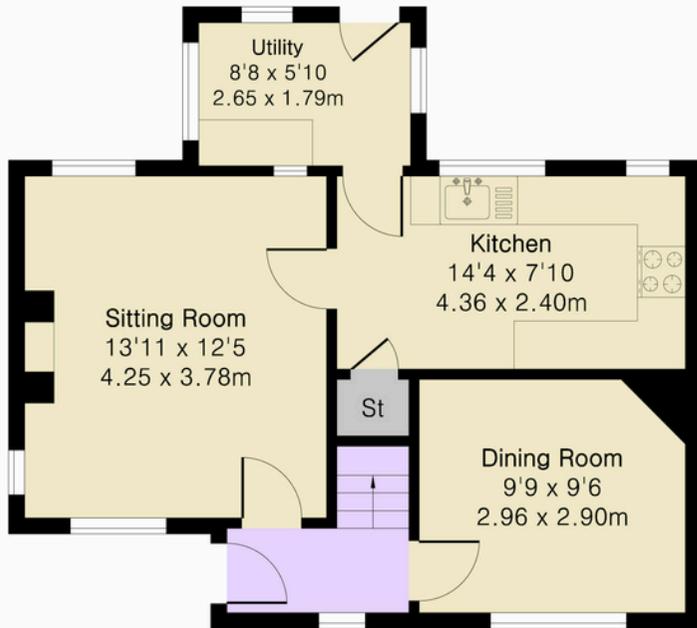
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has bo allocated parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability may restricted with some major mobile phone providers . 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. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property



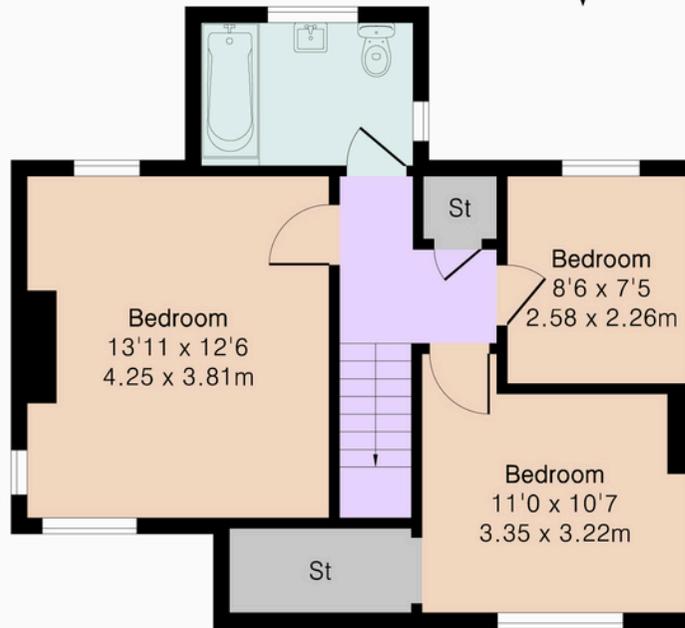
Approximate Gross Internal Area 1012 sq ft - 94 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

