

WE VALUE



YOUR HOME



The Murren, Wallingford
£349,950



Offered with no onward chain, this modern one double bedroom ground floor maisonette providing high quality and convenient living, in the popular area of Winterbrook, close to the centre of Wallingford and Medical centre. This beautiful property features a central hallway with a double storage cupboard, an open plan kitchen with breakfast bar leading to the spacious living, dining and snug/office, all benefitting from the sunny south facing aspect. A modern shower room completed the internal space. The property offers two off-road allocated parking spaces as well as visitor parking and an extensive private gated communal garden with tennis court and direct access to river walks and private river frontage.

What the owner says:

This used to be a two bedroom property so it has a very spacious, bright, airy feel. It's very quiet and private, yet boasts a central location being just a short walk into town centre and riverside walks. The beautiful private garden with tennis court, meadow access to private river frontage and towpath, and allocated parking are huge benefits.





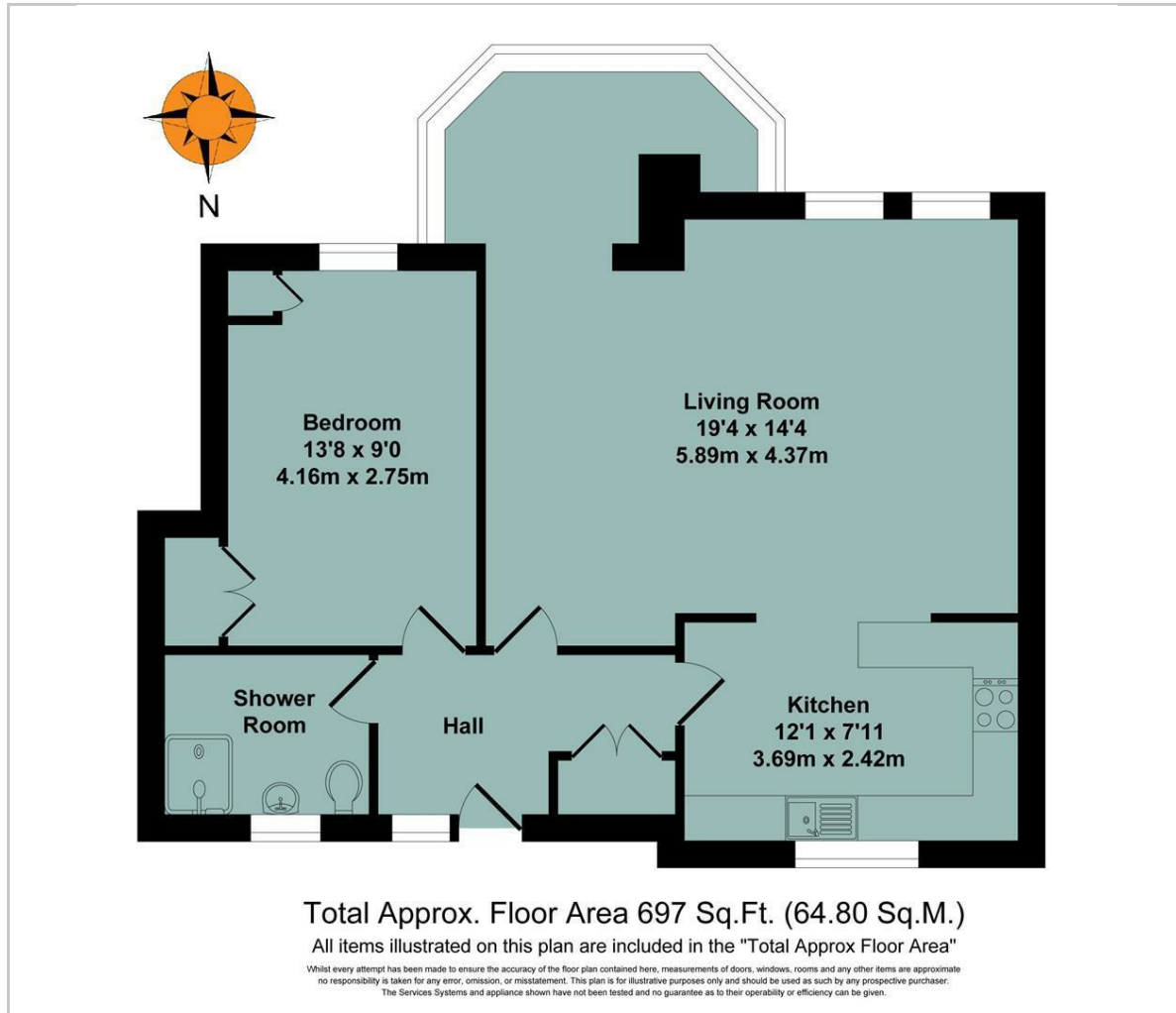
- OFFERED WITH NO ONWARD CHAIN
- IMMACULATEDLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING, DINING & SNUG
- KITCHEN WITH BREAKFAST BAR
- BEDROOM WITH STORAGE
- SHOWER ROOM
- GATED PRIVATE COMMUNAL GARDEN, TENNIS COURT & RIVER FRONTAGE
- TWO OFF-ROAD ALLOCATED PARKING
- CUL-DE-SAC LOCATION IN WINTERBROOK
- LONG LEASE AND SHARE OF FREEHOLD



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92 plus A			92 plus A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk