



70 St. Nicholas Road
Wallingford, Oxfordshire, OX10 8JB



JAMESGESNER
- ESTATE AGENTS -



**70 St. Nicholas Road
Wallingford
Oxfordshire
OX10 8JB**

OIEO £425,000 FREEHOLD

A well-presented three-bedroom semi-detached family home, ideally situated within this popular residential area to the north of Wallingford town centre. Offering generous living accommodation, ample driveway parking and a beautifully maintained rear garden, an excellent home for growing families.

The accommodation comprises a welcoming entrance hall with useful storage cupboard, a spacious L-shaped sitting/dining room featuring an attractive fireplace and French doors opening onto the rear garden, a well-appointed 13ft kitchen, rear lobby and a convenient ground floor cloakroom. Upstairs are three well-proportioned bedrooms and good sized family bathroom.

Outside, the property benefits from driveway parking for two to three vehicles to the front, with gated side access leading to the delightful rear garden. Thoughtfully landscaped and enjoying a good degree of privacy, the garden features a decked pathway leading to a paved patio, an area of lawn bordered by mature shrubs and hedging, together with three useful brick-built storage sheds providing excellent outdoor storage.

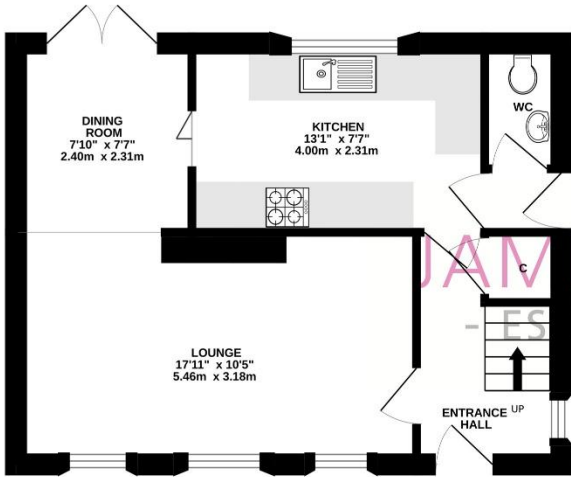


The property enjoys a convenient position approximately one kilometre from Wallingford's historic town centre and the banks of the River Thames via the picturesque Castle Meadows. Wallingford offers an excellent range of amenities including a Waitrose, Lidl, independent shops, cafés, restaurants, traditional pubs, a cinema/theatre, a weekly market and a popular monthly farmers' market.

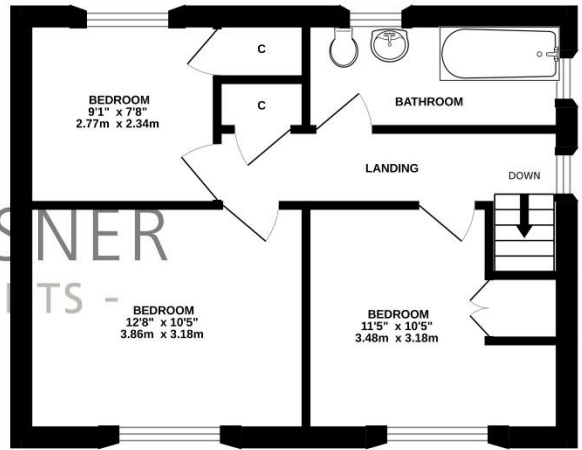
Excellent transport links provide easy access to the A34, connecting Oxford and Newbury, while Junction 12 of the M4 at Theale is also within easy reach. Well-regarded local schooling includes Fir Tree Primary School, St Nicholas C of E Primary School and Wallingford School, making this an ideal location for families.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
(81-91) B		
(69-80) C	72	78
(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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