



Fir Tree Avenue, Wallingford, Oxfordshire
GUIDE £315,000 FREEHOLD

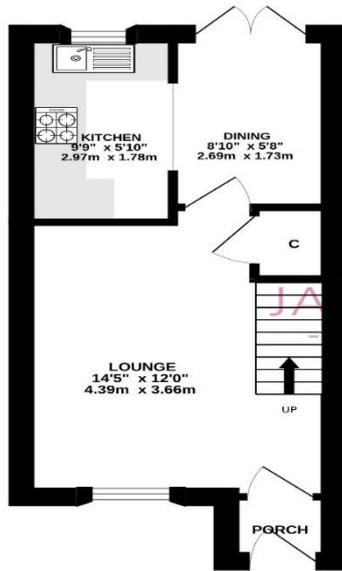
JAMESGESNER
- ESTATE AGENTS -

Situated at the end of a quiet cul-de-sac, this attractive two-bedroom semi-detached house offers driveway parking for two cars and is presented in excellent condition throughout, making it an ideal first-time buy or investment opportunity. Located on the ever-popular Fir Tree Avenue, just 750 metres from Wallingford town centre, the property benefits from easy access to a wide range of local amenities including a Waitrose, the newly opened Lidl, a variety of shops, cafés, pubs and restaurants, as well as a cinema, theatre and monthly farmers' market. The town also enjoys scenic riverside walks along the Thames.

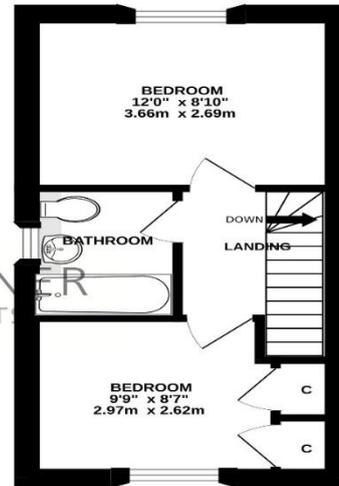


85 Fir Tree Avenue, Wallingford, Oxfordshire, OX10 0PL

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 597 sq.ft. (55.4 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 misstatement. 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 quality or efficiency can be given.
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