PROPERTY AGENTS

JPKnight



2 Boughtons Mill, St. Marys Street, Wallingford, OX10 0ET







2 Boughtons Mill, Wallingford

NO ONWARD CHAIN – Situated in the very heart of the town this 3-bedroom terraced house offers accommodation over three floors.

Wallingford is a charming historic market town situated alongside the River Thames, offering an excellent range of amenities, The property is ideally placed for enjoying everything the town has to offer, with the shops, cafés, restaurants, pubs and everyday facilities all within easy walking distance. The town centre provides a variety of independent retailers, supermarkets, convenience stores, banks, pharmacies and other essential services. There are also popular cafés, traditional public houses and restaurants, together with a regular market and a selection of community events throughout the year.

Tenure - Freehold

The house is approached through a wooden gate leading to the front door, which opens directly into the living room. This is a welcoming reception space featuring a large bay window to the front, allowing plenty of natural light, with stairs rising to the first floor.

A door leads through to the kitchen, which is fitted with a range of base and wall units, stainless steel sink and drainer, fitted oven, hob with extractor hood over and appliance spaces for a fridge/freezer and washing machine. A high-level window provides natural light.











On the first floor, the landing benefits from an understairs storage cupboard and rear access to a pathway.

There are two bedrooms, one positioned to the front with a fitted wardrobe and a further bedroom to the rear.

The bathroom is fitted with a 3-piece suite comprising a wash hand basin, WC and bath with shower over and shower screen.

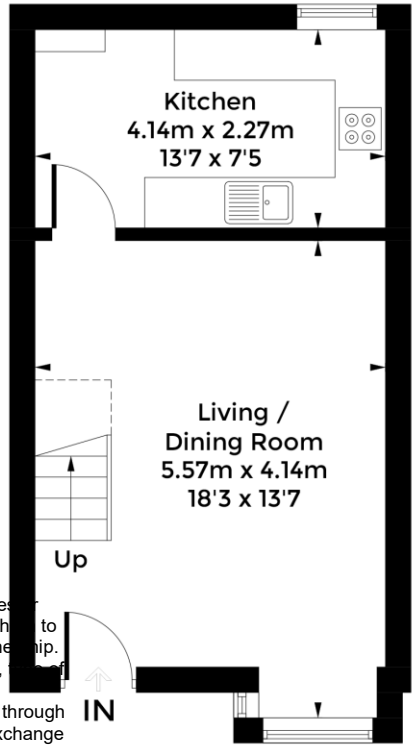
Stairs rise to the second floor where the third bedroom is located, also benefiting from a fitted wardrobe.

Outside, the property has a small walled front garden, approached through a wooden gate, providing an attractive entrance.

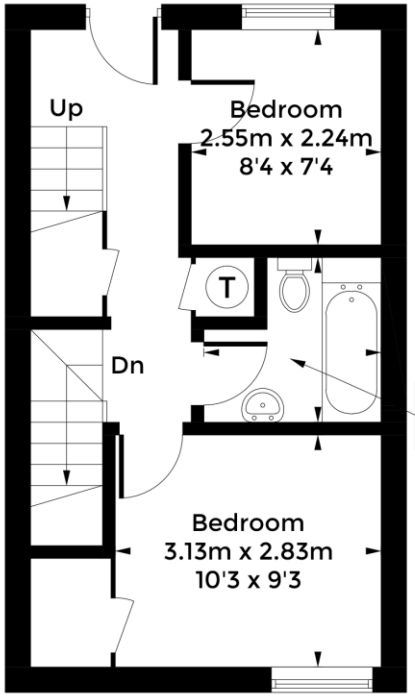
There is also a dedicated parking space within a private off-road parking area, a particularly useful feature for a property so centrally located.

Directions:
From our office turn into St Martin's Street towards Market Place, turn right onto St Mary's Street and the property will be on the left.

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



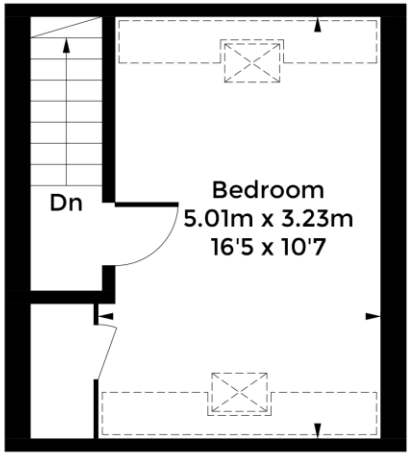
Ground Floor



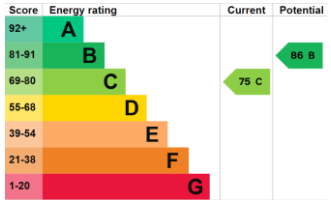
First Floor

= Reduced headroom below 1.5m / 5'0

7'1 x 6'6
2.16m x 1.99m



Second Floor



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify that they are to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, the age of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

The Property Ombudsman

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