



Rowland Close, Wallingford, OX10 8LA
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on a desirable cul-de-sac and offered to the market with no onward chain is this well-presented two-bedroom property with excellent outside space and garage, plus potential for future enhancement.

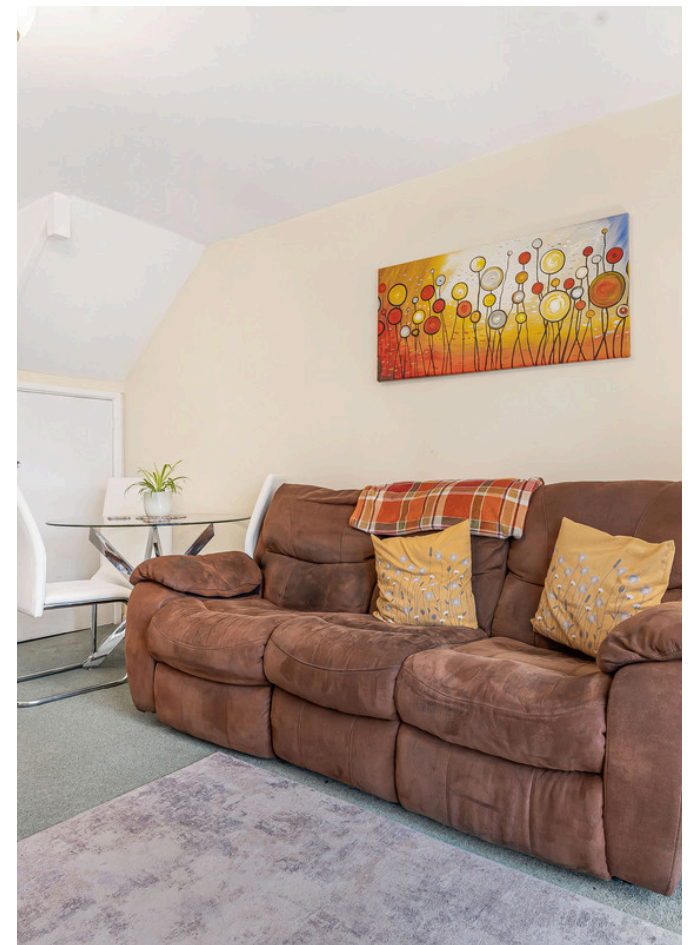
The ground floor comprises a fitted kitchen and a generous living/dining room, providing an excellent space for both everyday living and entertaining. Patio doors lead directly from the living area onto a larger-than-average west-facing rear garden, offering a good degree of privacy and plenty of scope for outdoor enjoyment. The garden also presents potential for an extension or reconfiguration of the existing accommodation, subject to the necessary planning permissions and consents. Upstairs, there are two well-proportioned double bedrooms and a family bathroom. In addition, the sellers have created a useful loft room, providing an ideal space for a home office or hobby room. Externally, the property benefits from off-street parking and a single garage.





Key Features

- Desirable cul-de-sac location
- No onward chain
- Two double bedrooms
- Scope for further improvements or possible extension
- Single garage and off street parking
- Larger than average west facing garden
- Walking distance to the town centre





The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.

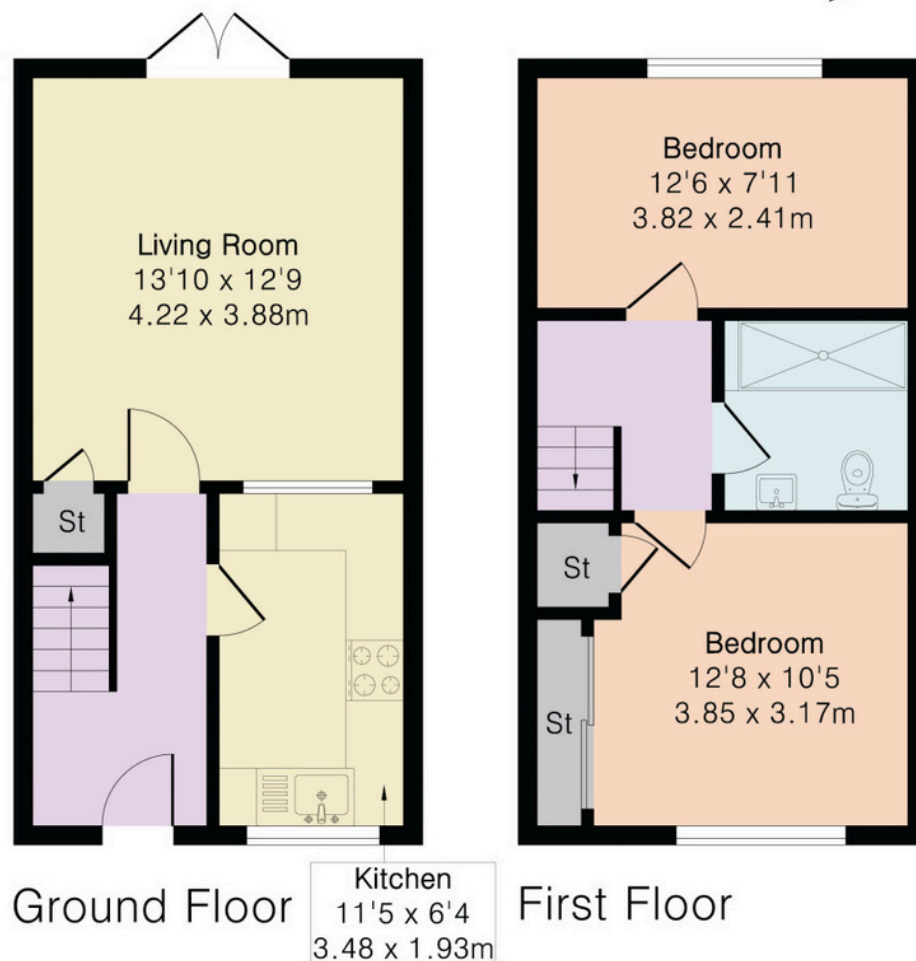
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has off street parking and a single garage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with all of the major 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.



Approximate Gross Internal Area 654 sq ft - 60 sq m

Ground Floor Area 327 sq ft – 30 sq m

First Floor Area 327 sq ft – 30 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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