



5 Regency Close  
Wallingford, Oxfordshire, OX10 0FE



JAMESGESNER  
- ESTATE AGENTS -





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**OIEO £500,000 FREEHOLD**

A stunning and beautifully extended three double bedroom, two-bathroom town house situated just 600 metres from the town centre with driveway parking and secluded landscaped gardens. This property must be seen to be appreciated.





The ground floor accommodation comprises; entrance hallway, cloakroom, open plan lounge dining room with under floor heating and a re-fitted fully integrated kitchen. On the first floor you will find two double bedrooms and a stylish bathroom. The top floor has a further double bedroom, a shower room, and a walk in storage cupboard. Two of the bedrooms have fitted wardrobes as well as eaves storage. Further features include engineered laminate oak flooring throughout most of the ground floor and tiled flooring to the bathrooms and kitchen.



The gardens have been landscaped and now provide a relaxing haven for outside dining with steps up to a superb Pergola proving an excellent seat area. To the rear of the garden there is a summer house and gated rear access to the additional parking. The front of the property offers a block paved driveway providing parking for one vehicle.

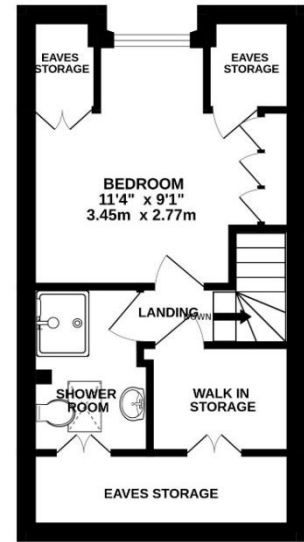
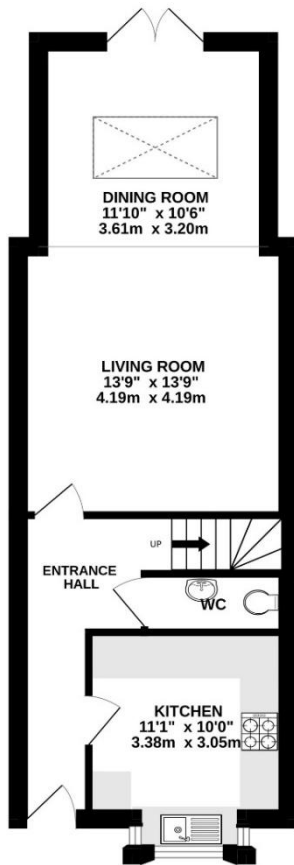


There is additional private parking for the 6 residents and as this is a no through road there is on road parking available on a first come first served basis.

Wallingford is a vibrant, historic market town located South of Oxford and North of Reading along the A404. The town is full of independent stores and eateries plus some well-known high street brands such as Waitrose, Pizza Express and Costa Coffee. It is located on the banks of the River Thames and offers wonderful walks and different water sports. The public transport out of Wallingford is regular to both Oxford and Reading plus Didcot Parkway Train Station is easily reachable by car or by bus.



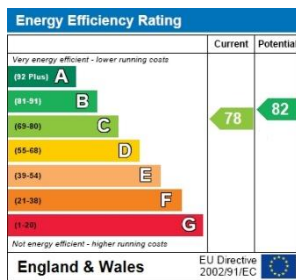




TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

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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