



1 Egerton Road
Wallingford, Oxfordshire, OX10 0HL



JAMESGESNER
- ESTATE AGENTS -



**1 Egerton Road
Wallingford
Oxfordshire
OX10 0HL**

GUIDE £425,000 FREEHOLD



Situated within close proximity to the town centre is this beautifully presented two double bedroom Victorian end terrace house offering many character features including stripped wood flooring, fireplaces and wood burning stove. Many of the rooms are dual aspect providing a great deal of natural light. Viewing highly recommend.

The property is beautifully presented with accommodation comprising, entrance porch, inner hall, lounge with wood burning stove, dining room, re-fitted and fully integrated kitchen with quartz work surfaces, downstairs cloakroom, bathroom with a separate shower and bath, two double bedrooms with fitted wardrobes, gas central heating (Worcester combi) and replacement double glazing throughout.

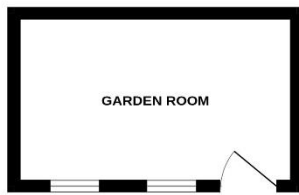
Situated within 300 metres to the centre of the Thameside town of Wallingford. Offering a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a monthly Farmer's market, a cinema and theatre.

Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Wallingford secondary School is just 500 metres away and St Johns Primary is just 250 metres.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	66	
(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



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk