



2 Tumim Court
Wallingford, Oxfordshire, OX10 9FX

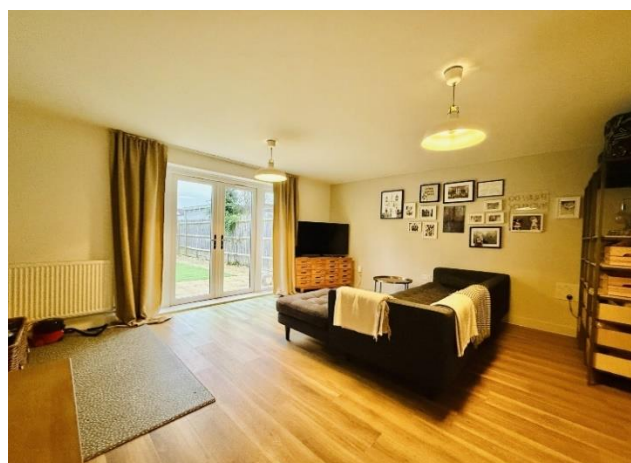


JAMESGESNER
- ESTATE AGENTS -



**2 Tumim Court
Wallingford
Oxfordshire
OX10 9FX**

GUIDE £436,000 FREEHOLD



Located on a no through road and built by David Wilson Homes to the Kingston design is this nicely presented 3 bedroom terrace property with driveway parking and south facing garden.

The property benefits from a spacious entrance hallway with a generous kitchen, lounge/diner with double doors to the rear garden. Upstairs are three bedrooms, a family bathroom, with the master bedroom benefiting from an en-suite and built in wardrobes. The rear garden is south facing with a garden shed and there is a driveway providing parking for two cars.

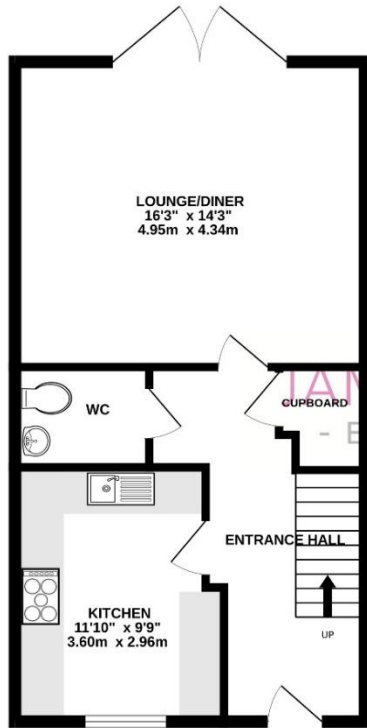
Situated just over half a mile on foot from Wallingford town centre and behind the paddocks a short stroll to St Johns Primary School and the town centre. Wallingford has a variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose Supermarket in the centre and a newly opened Lidl within 400 metres.

The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford`s cinema and theatre, producing a wide variety of productions throughout the year.

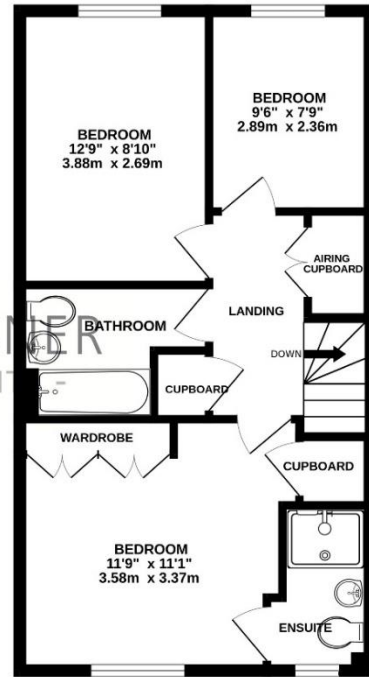
Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nursery schools, primary school and a highly regarded secondary school.



GROUND FLOOR
499 sq. ft. (46.3 sq.m.) approx.



1ST FLOOR
496 sq. ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq. ft. (92.4 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	90
(69-80) C		
(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	

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