



3 Millington Road
Wallingford, Oxfordshire, OX10 8FE



JAMESGESNER
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**3 Millington Road
Wallingford
Oxfordshire
OX10 8FE**

OIEO £375,000 FREEHOLD



The front door opens to an entrance hall with a WC. The kitchen is side aspect and is fitted with a matching range of wall and base units with integral gas hob and oven and space for a washing machine and fridge/freezer.

The lounge/diner is double aspect with an under stairs storage cupboard and modern bifold doors opening to the rear garden. A turning staircase leads to the first floor landing with access to the loft. There are two double bedrooms, both en-suite (one with a bath with shower over and one with a shower cubicle).

The garden is located at the side and is East facing. Laid to level lawn with planted borders, a timber shed, and fully enclosed by timber fencing with a gate leading to the front. There is a hard standing driveway parking to the other side of the house for multiple cars.

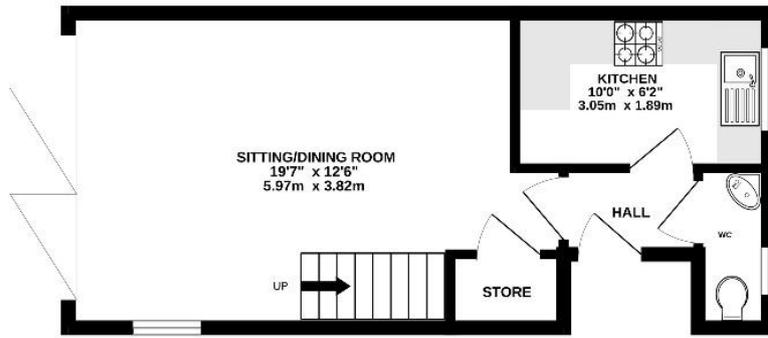


Wallingford was a walled Saxon Town on the Thames, and the remains of the town walls can still be seen today. William the Conqueror built Wallingford Castle, which was used as a royal residence until the time of the Black Death. The remains of the Castle can be seen from the Castle Gardens. Today Wallingford is a thriving Market Town; the centre is a major conservation area with 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. Being a Town, Wallingford offers every means of amenity one would expect. The narrow 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. Wallingford is within easy reach of both the M40 and the M4, and is conveniently located within access of Henley, Reading, & Oxford.

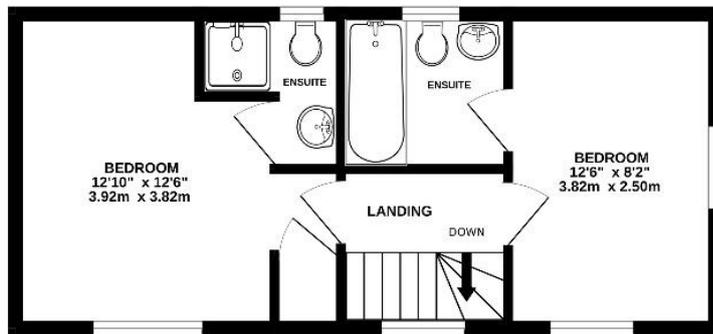


GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		69	
(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	

TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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