



79 Charter Way,
Wallingford, Oxfordshire, OX10 0TE



JAMESGESNER
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**79 Charter Way
Wallingford
Oxfordshire
OX10 0TE**

GUIDE £340,000 FREEHOLD



An immaculate two bedroom semi detached home situated within walking distance of the town with a wrap around garden, spacious garden shed and parking for two cars.

Offered for sale with no onward chain, full uPVC double glazing and air source heating.

Accommodation comprises; modern open plan fitted kitchen/living room with integrated appliances and breakfast bar and a cloakroom. Upstairs includes a double bedroom and a good single, modern fitted bathroom with shower/bath. The wrap around garden is laid mainly to lawn with a patio pathway and bespoke garden shed. There is allocated parking to the rear of the property for two cars as well as visitor parking.

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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.

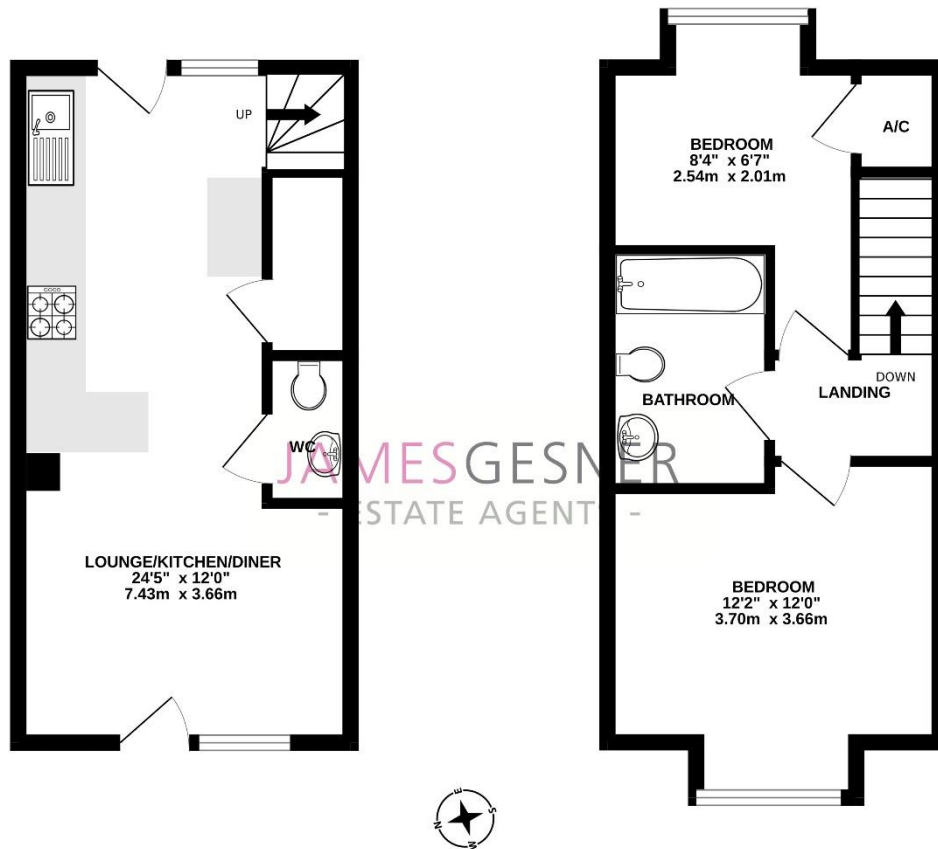
The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. Being a Town, Wallingford offers every means of amenity one would expect. The narrow streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, 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
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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