



Atwell Close, Wallingford, Oxfordshire
OIEO £300,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

A two double end terrace with generous garden and allocated parking for two cars situated within this popular cul-de-sac providing spacious accommodation and offered for sale with no onward chain.

Accommodation comprises; entrance lobby, lounge, kitchen/dining room, conservatory, two double bedrooms and a re-fitted shower room. The rear garden is laid to lawn with a side patio area and access gate leading to the front which is also laid to lawn. Gas central heating and double glazing though out.

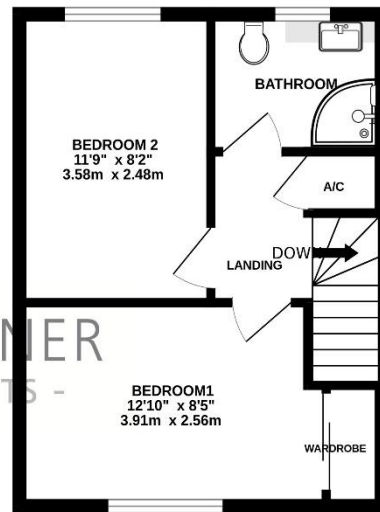
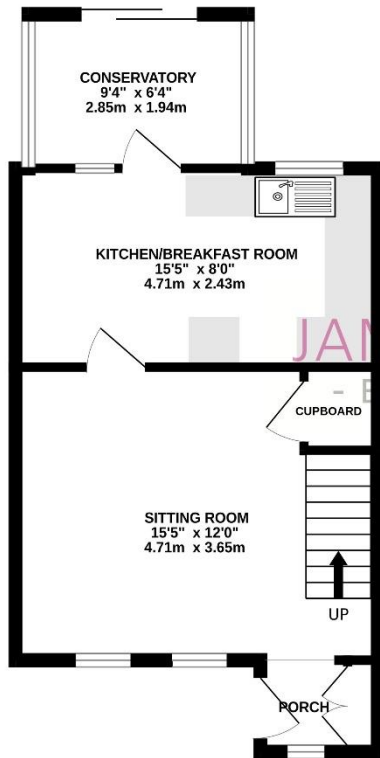


7 Atwell Close, Wallingford, Oxfordshire, OX10 0LJ

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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		
A (91-100)		84
B (81-90)		
C (69-80)		
D (55-68)	58	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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Important Notice: These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. We have not tested any appliances which may be included in the sale, therefore any purchaser should seek clarification prior to exchange of contracts.