



125 Fir Tree Avenue
Wallingford, Oxfordshire, OX10 0PL



JAMESGESNER
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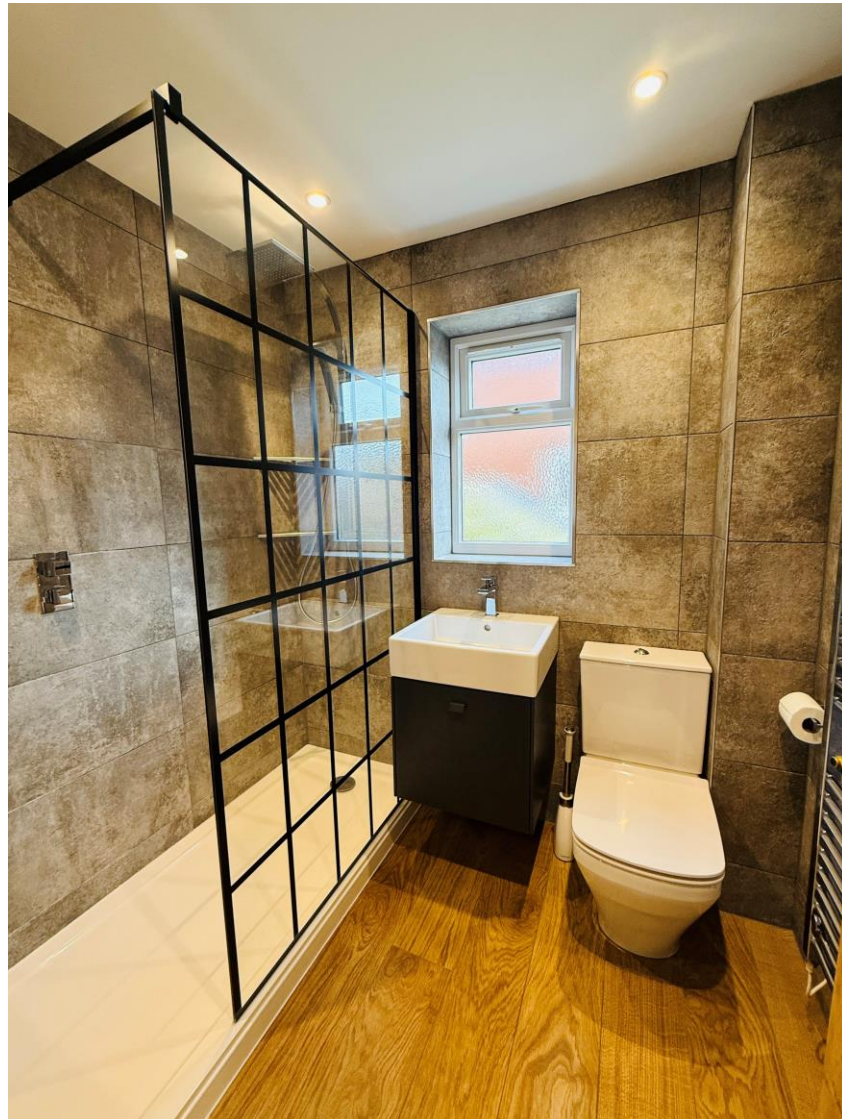
**125 Fir Tree Avenue
Wallingford
Oxfordshire
OX10 0PL**

OIEO £350,000 FREEHOLD



Situated at the end of the cul-de-sac in one of Wallingford's most sought-after residential areas less than 1 kilometre from the town centre is this extended two double bedroom property with south facing garden, garage and driveway parking for two cars.

Accommodation comprises; entrance porch, lounge with wood burning stove, 21' kitchen/dining room opening into a garden room with French doors to the rear garden, two bedrooms and a magnificent re-fitted shower room. Secluded rear garden and driveway leading to a single garage. uPVC double glazing and gas central heating throughout.



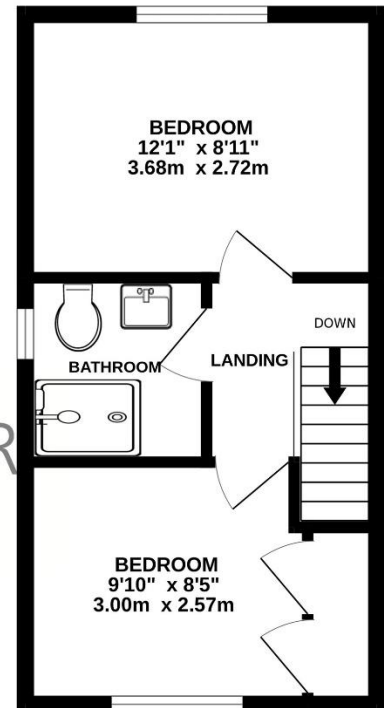
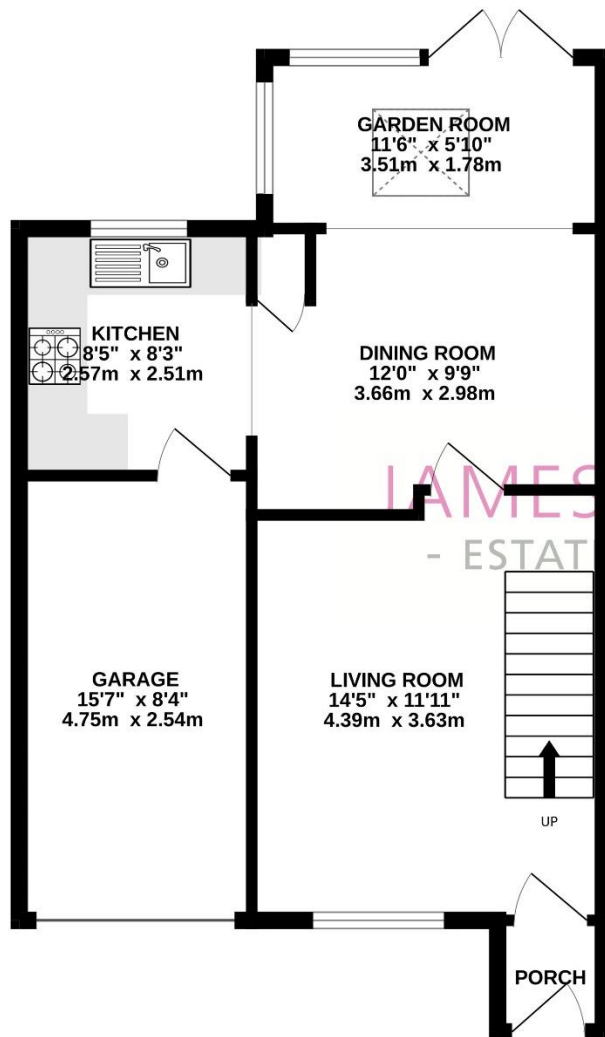
This property is situated on the ever popular Fir Tree Avenue to the west of the Thameside town of Wallingford, within 1 kilometre of the town centre offering a superb Waitrose store and a newly opened Lidl, plus a variety of shops, restaurants and pubs together with a monthly Farmers market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford.



GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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