



Imray Place, Wallingford, Oxfordshire
£265,000 LEASEHOLD

JAMESGESNER
- ESTATE AGENTS -

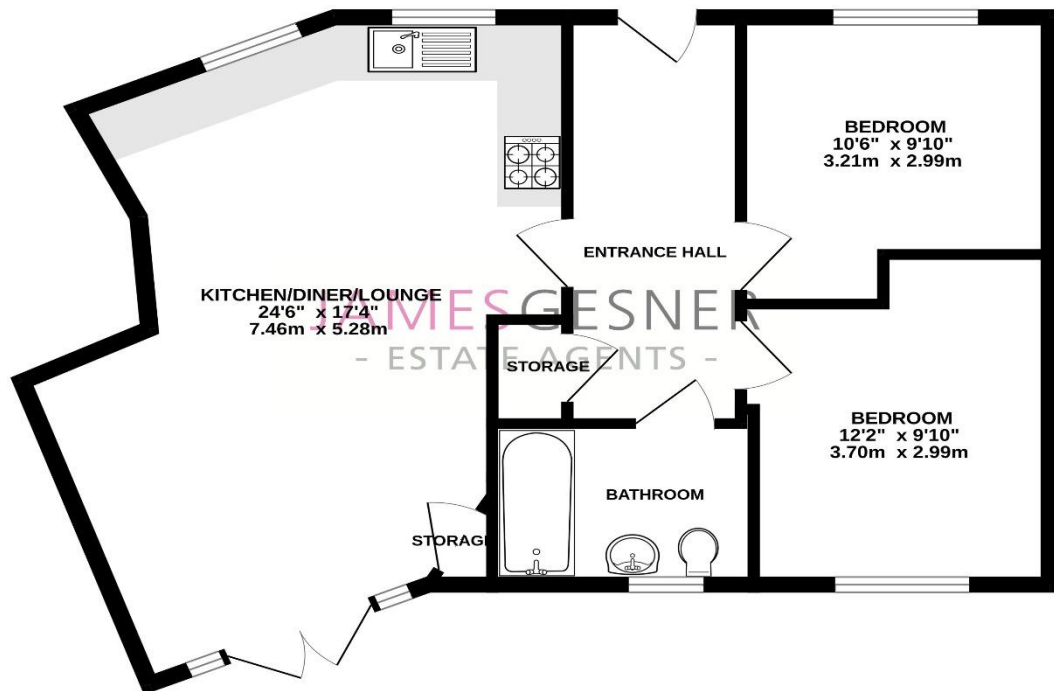
An immaculately presented two double bedroom ground floor masonry house located on this sought after development by David Wilson Homes. Conveniently located within walking distance of the market town of Wallingford and local amenities, including bars and restaurants.

Entrance hallway, two double bedrooms, modern bathroom with shower, open plan kitchen/dining/lounge with integrated appliances and French doors leading to the communal garden and bike store. Gas central heating and uPVC double glazing throughout. Allocated parking space as well as additional visitor space as needed. Lease 125 Years from 1 December 2016.



39 Imray Place, Wallingford, Oxfordshire, OX10 9FW

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(81-91) A		
(69-80) B		
(55-68) C		
(45-54) D		
(39-44) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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