



73 Wilding Road
Wallingford, Oxfordshire, OX10 8AH



JAMESGESNER
- ESTATE AGENTS -



**73 Wilding Road
Wallingford
Oxfordshire
OX10 8AH**

OFFERS OVER £350,000

FREEHOLD



This two double bedroom property is situated within this popular residential area of Wallingford just 750 metres from the town centre and backing onto fields at the rear. Offered for sale in beautiful condition with a rear garden measuring over 100 feet.

Accommodation comprises; entrance porch, lounge with wood burning stove and oak flooring, re-fitted kitchen/breakfast room with integrated appliances, utility room, store room, landing with large linen cupboard and access to the loft which could easily be converted to a third bedroom (subject to planning), two double bedrooms with fitted cupboards/wardrobes and a modern family bathroom.



To the front of the property there is a driveway parking for two cars. A covered walkway provides access to the rear garden, with a large shed. Mainly laid to lawn with a gravel seating area at the rear. Gas central heating (new boiler in 2018) and Upvc windows through out.

This property is situated to the north of the town centre which offers a superb Waitrose store, and a variety of shops, restaurants and pubs together with a monthly Farmer`s market, a cinema and theatre.

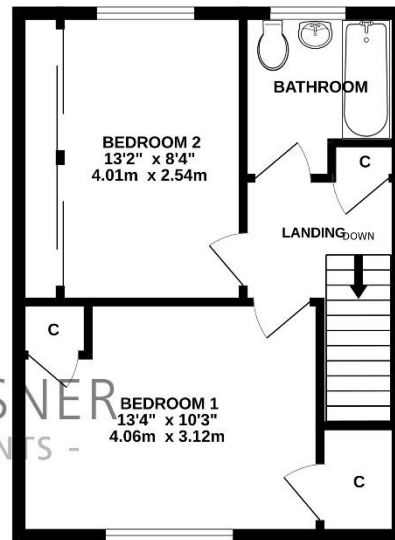
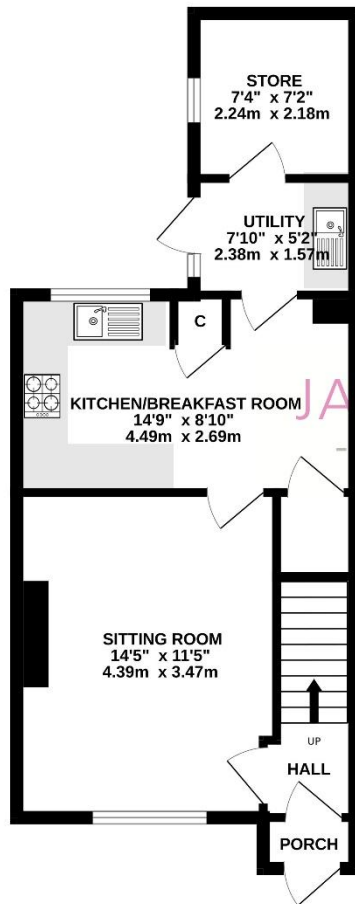
Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Nearby you will find St. Nicholas infant school and Wallingford secondary school, both within a 300 meter walk.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

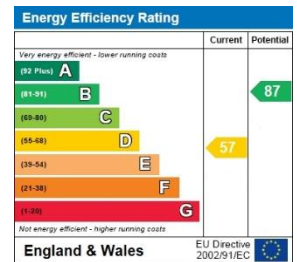


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.4 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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