



3 Charter Way
Wallingford, Oxfordshire, OX10 0SZ



JAMESGESNER
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**3 Charter Way
Wallingford
Oxfordshire
OX10 0SZ**

GUIDE £375,000 FREEHOLD



Situated within this tucked away location and overlooking a small green to the front is this three bedroom semi detached property with driveway and garage at the rear. Offered for sale with no onward chain, gas central heating and uPVC double glazing.

Accommodation comprises; porch, entrance hallway, 25' lounge/dining room, modern kitchen, three bedrooms and a bathroom and separate cloakroom. The garden to the front opens up onto the small green of only five properties with gated access to the rear garden which is private and laid mainly to lawn with a small patio. Courtesy door to the garage and single car driveway at the rear.

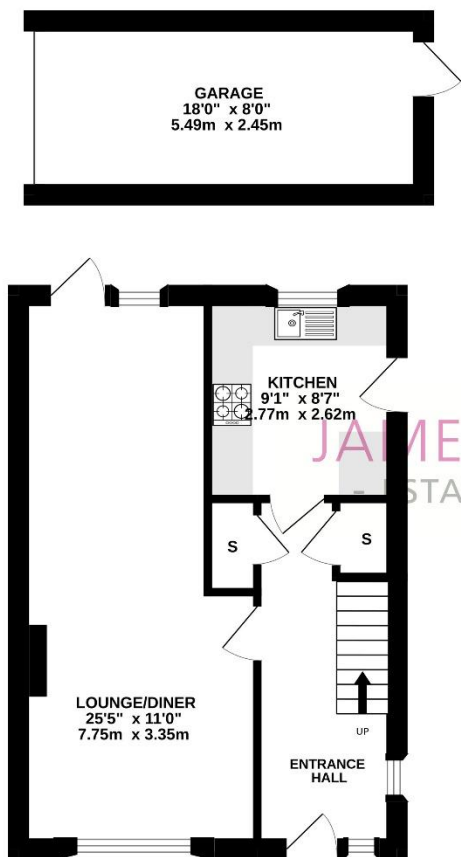
Wallingford was a walled Saxon Town on the Thames, and the remains of the town walls can still be seen today. William the Conqueror built Wallingford Castle, which was used as a royal residence until the time of the Black Death. The remains of the Castle can be seen from the Castle Gardens. Today Wallingford is a thriving Market Town; the centre is a major conservation area with examples of churches and architecture dating back to the 14th Century.



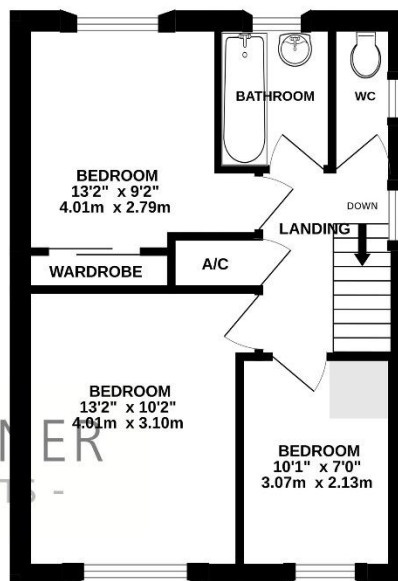
The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. Being a Town, Wallingford offers every means of amenity one would expect. The narrow streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, 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
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
		70	84
		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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