



20a Egerton Road  
Wallingford, Oxfordshire, OX10 0HL



**JAMESGESNER**  
- ESTATE AGENTS -



**20a Egerton Road  
Wallingford  
Oxfordshire  
OX10 0HL**

**OIEO £200,000 LEASEHOLD**



Situated within close proximity of the town centre, this deceptively spacious Victorian one-bedroom ground floor maisonette benefits from a private south-facing garden.

The property is well presented throughout and provides an entrance porch leading into the hallway, a dual-aspect kitchen allowing for excellent natural light, a modern shower room, and a generous lounge/dining room with useful storage. The principal bedroom enjoys an attractive bay window, enhancing both space and character.

To the rear, there is a delightful, low-maintenance south-facing garden comprising patio and gravel areas, ideal for outdoor dining and entertaining.

Gated rear access leads conveniently back to the front of the property.

Further benefits include gas central heating (Worcester combi boiler) and uPVC double glazing throughout.

Lease length remaining is 94 years - Ground rent, maintenance and building insurance is £374.68 annually.

Situated within 300 metres to the centre of the Thameside town of Wallingford. Offering a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a monthly Farmer's market, a cinema and theatre. Wallingford secondary School is just 600 metres away and St Johns Primary is just 250 metres.

Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford.



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	



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