



16 Imray Place
Wallingford, Oxfordshire, OX10 9FW

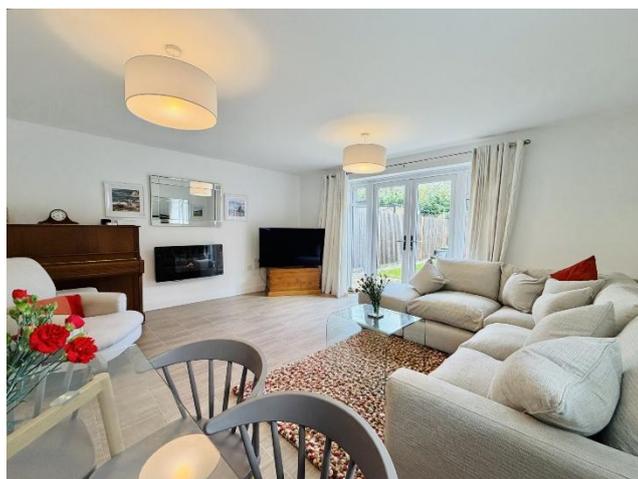


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**16 Imray Place
Wallingford
Oxfordshire
OX10 9FW**

OIEO £450,000 FFREEHOLD

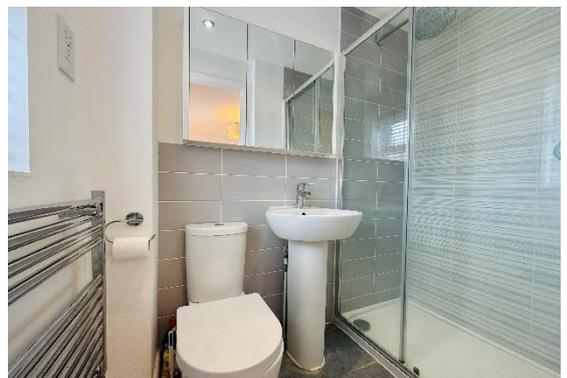


Located on a no through road and built by David Wilson Homes to the Kingston design is this beautifully presented 3 bedroom end terrace property with driveway parking, garage and offered for sale with no onward chain.

The property benefits from a spacious entrance hallway with a generous kitchen, lounge/diner with double doors to the rear garden. Upstairs are three bedrooms, a family bathroom, with the master bedroom benefiting from an en-suite.

Outside you will find a well maintained rear garden with a patio and side access gate to the driveway providing parking for two cars comfortably and a single garage. Further benefits include built in wardrobe/cupboards in two bedrooms, tiled flooring in the bathroom and cloakroom and solar panels.

Situated just over half a mile on foot from Wallingford town centre and behind the paddocks a short stroll to St Johns Primary School and the town centre. Wallingford has a 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. There is a Waitrose Supermarket in the centre and a newly opened Lidl within 400 metres.



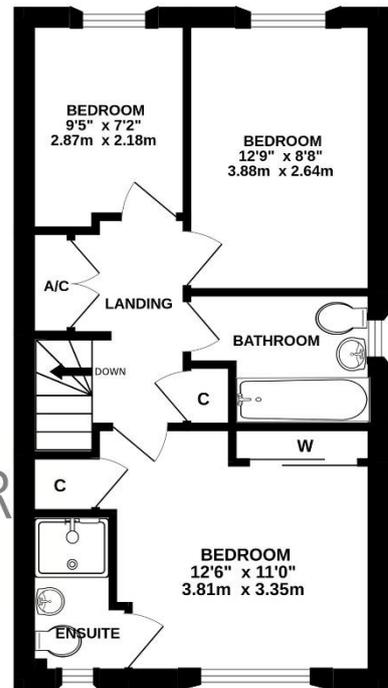
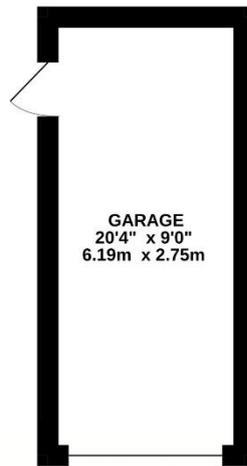
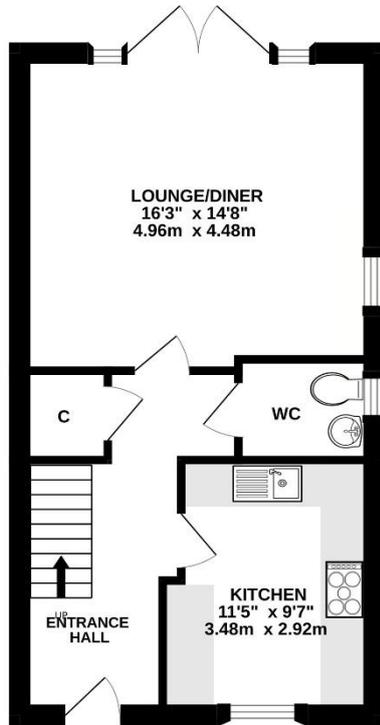
The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year.

Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nursery schools, primary school and a highly regarded secondary school.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		88	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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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