



2 Old Moor Close
Wallingford, Oxfordshire, OX10 9BY



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**2 Old Moor Close
Wallingford
Oxfordshire
OX10 9BY**

OIEO £425,000 FREEHOLD

This nicely presented, semi-detached property is conveniently located within this cul-de-sac just 1 kilometre away from the town centre. The property is offered for sale with no onward chain, garage and driveway parking for two cars.



Accommodation comprise; entrance porch, 19' lounge/dining room, modern kitchen, cloakroom, three bedrooms (two doubles and a good size single) and a modern family bathroom.

The property offers double glazing throughout and gas central heating. The property has been significantly updated since 2017. Outside, there is attractive driveway parking to the front leading to a garage with a roller door.

Side access opens to the rear garden, which is mainly laid to lawn with a patio area and stepping stones to a further corner patio area. It offers well established shrubs providing a pleasant and private outdoor space.



Situated less than one kilometre on foot from Wallingford town centre where you will find 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 300 metres.



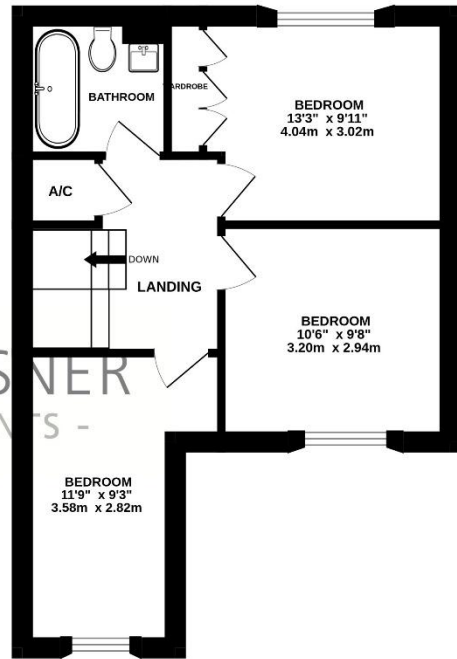
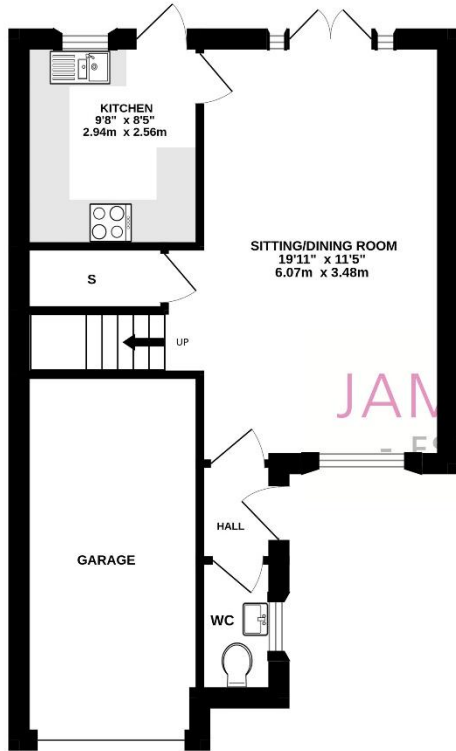
The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year.

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.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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