



Andrew Road, Wallingford, Oxfordshire
GUIDE £170,000 LEASEHOLD

JAMESGESNER
- ESTATE AGENTS -

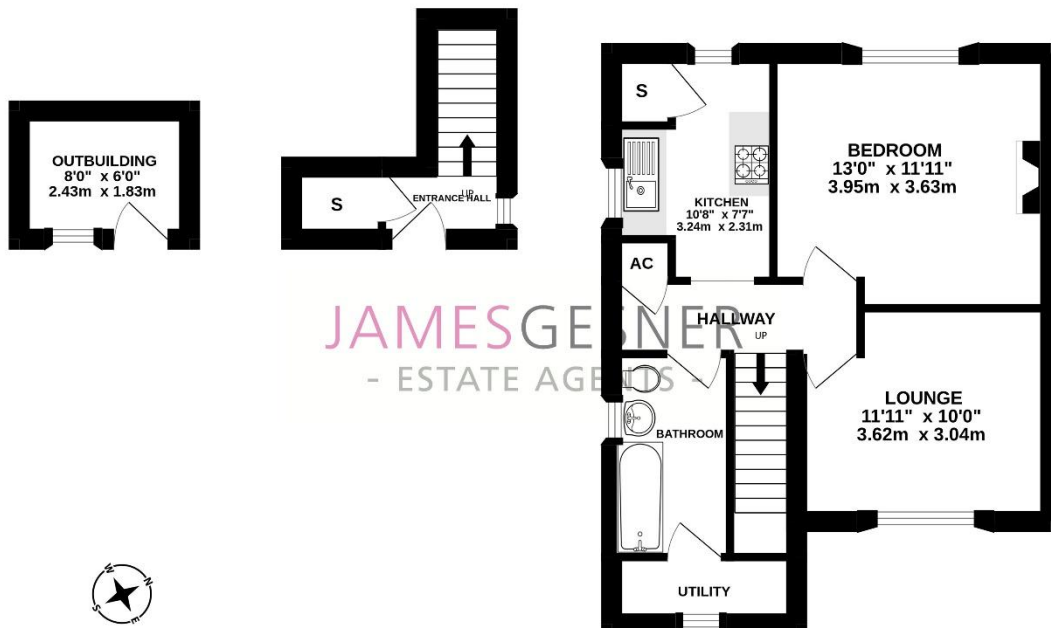
Nestled in the ever popular riverside, market town of Wallingford, Oxfordshire, this delightful one-bedroom first floor flat offers an ideal opportunity for first-time buyers, professionals, or those seeking a peaceful retreat in a vibrant community.

Upon entering you will find a hall with a useful storage cupboard and a staircase that leads up onto the landing with access into the kitchen, a compact yet functional area, equipped with essential appliances and ample storage, ideal for preparing everyday meals with ease. Across the hall is the bathroom, which is well-appointed, featuring a shower, a wash basin, and a WC and a useful utility room containing space for a washing machine.



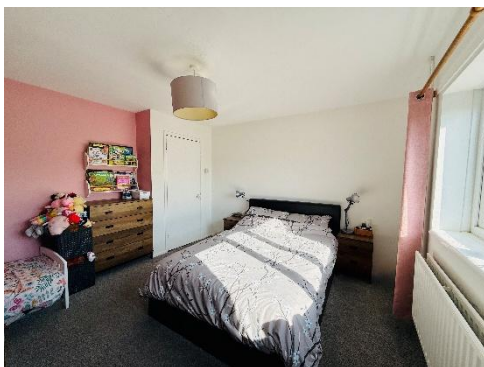
Andrew Road, Wallingford, Oxfordshire, OX10 8AE

FIRST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(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	



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