



Wood Street, Wallingford OX10 0BE



Wood St, Wallingford

Tucked away in this quiet side street just moments from the River Thames and the shops and restaurants in the town centre, a beautifully appointed ground floor apartment: the accommodation comprises 2 bedrooms, a stylish shower room, living room with fireplace and open way to an attractively fitted kitchen. In addition to its charming living space there is a secluded walled garden at the rear with an area of lawn and decking.

The property has a share of the freehold with the flat above and maintenance costs are shared by a third.



Tenure – Share of Freehold

Presently run as a very successful holiday let, styled in modern art Deco as a 'nod' to Wallingford's famous local resident 'Agatha Christie'. This property is ideal for any property investors. The owners are happy to sell it with all the contents.

Accommodation

The property is double glazed with gas central heating to radiators.

Front door with transom light.

Entrance Hall: Wooden floor, radiator. Opens to:

Living Room: 14'3 x 11'11 Feature fireplace with painted wood surround and tiled hearth with electric log stove. Wood style floor, casement door and sash window to the courtyard garden. Small breakfast bar and radiator.





Kitchen: 8'10 x 8' Window to the rear, tiled floor, range of dark grey storage units, including corner carousel, worktops and sink. Integrated induction hob, electric oven and extractor hood, space for fridge/freezer and washing machine. Gas boiler.

Bedroom 1: 12' x 10'8 The room features a sash window to the front, radiator and wood style floor.

Bedroom 2: 10' x 7'2 Sash window to the front, radiator, wood floor.

Shower Room: Fitted with a 3-piece suite including tiled shower cubicle, hand wash basin and low level wc. Tiling, radiator and down lighters.

Door from the hall with stairs down to:

Cellar: 11'7 x 9'3 The cellar has power and a 5'10 ceiling height.

Courtyard Garden:

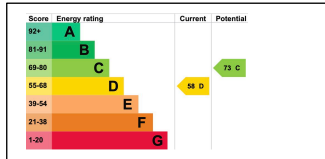
A lovely feature featuring an excellent degree of privacy it extends to 22' in width by 14' in depth. There is an area of lawn with side decking and a brick barbecue. It is enclosed by brick walling and timber fencing with a gate to the front.



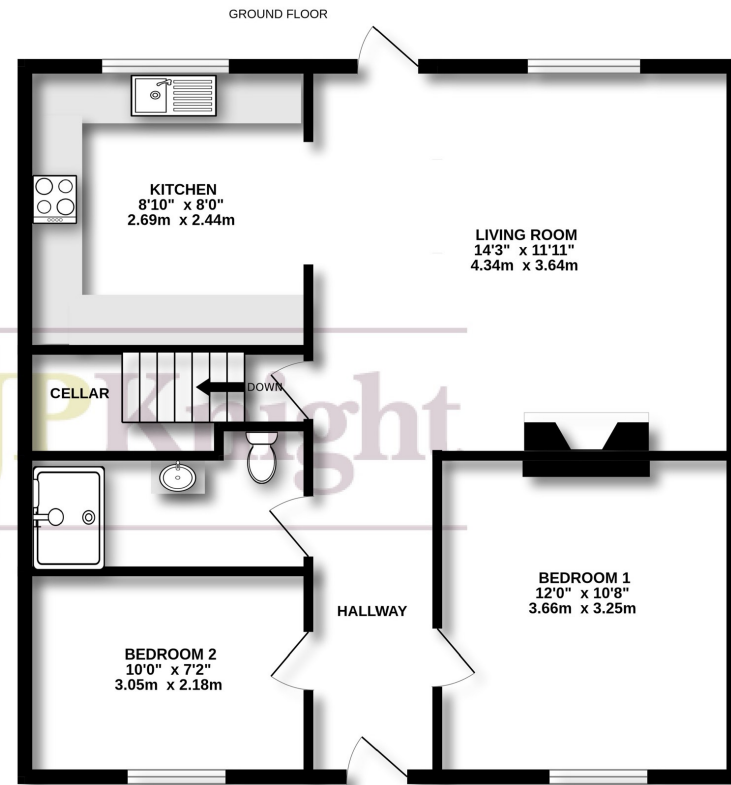
Directions by foot:

Turn right from our offices then right at Waitrose traffic lights into High Street, After 60 yards turn left into Wood Street and the property is on the left.

The historic thriving market town of Wallingford is situated on the one of the most beautiful stretches of the River Thames. Surrounded by the Chilterns, an Area of Outstanding Natural Beauty, the town itself is one of the most popular and picturesque in the Thames Valley. It has excellent communication links and is within easy reach of both the M40 and the M4 and only 15 miles from Oxford and 14 miles to Reading. There are frequent bus services between Oxford and Reading whilst Cholsey and Didcot train stations are just two and five miles away respectively and both provide main line access to London Paddington. In the town centre there is a wide array of shops and restaurants including a Waitrose supermarket, an antiques arcade, cafes and gift and fashion boutiques. A country market is held every Friday in Market Place and every three weeks there is a Farmers' Market.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 560sq.ft. (52.0 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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