



Croft Road, Wallingford, OX10 0HN

£335,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming three-bedroom, two reception room period property offered for sale with no onward chain and exceptionally well located for access to the town centre and Kinecroft. With generous bedrooms and offering really good scope for sympathetic modernisation in keeping with the properties age this much loved home has been in the same family for over 50 years. The accommodation comprises entrance porch, entrance hall, lounge, dining room, kitchen, rear lobby/utility space, and bathroom. On the first floor there are three generous bedrooms. To the rear of the property there is a private courtyard garden with shed and side access. The property has had a new roof in recent years and viewings are highly recommended.

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their 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, and a farmers Market is held regularly in the Market Place.





Key Features

- Three generous bedrooms.
- Period property.
- Excellent access to the town centre and Kinecroft.
- No onward chain.
- Two reception rooms.
- Garden.



The Location

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Moulshurst Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has no allocated parking or driveway. The government portal generally highlights this as a low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

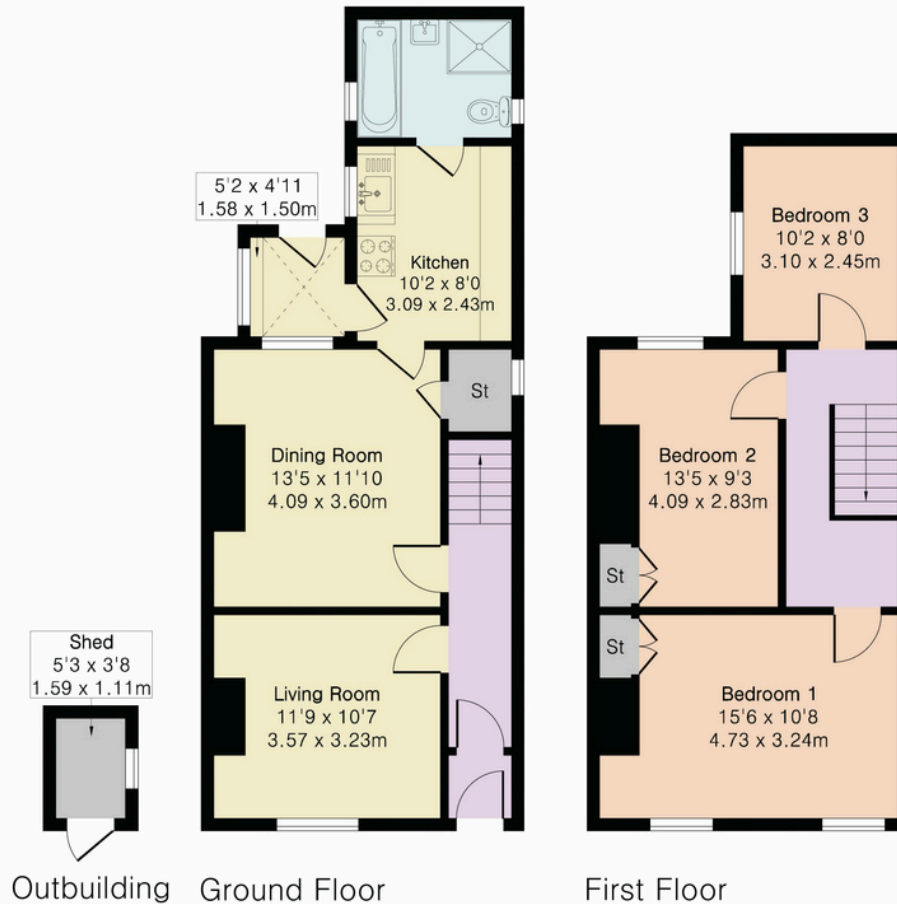


**Approximate Gross Internal Area 1014 sq ft - 94 sq m
(Excluding Outbuilding)**

Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 464 sq ft – 43 sq m

Outbuilding Area 19 sq ft – 2 sq m



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Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



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