



A well-presented two bedroom house for over 55's

14 Lower Wharf, Wallingford, Oxfordshire, OX10 9AA

Freehold





Entrance hall • sitting room • kitchen • dining room  
conservatory • shower room • two bedrooms  
bathroom • patio • parking • 24 hour call system

### Situation

Wallingford is a thriving Thameside Saxon town with extensive facilities and a number of shops including a Waitrose supermarket, a good selection of antique shops, boutiques and specialist stores with a traditional market being held every Friday in the town square.

For a small town there is a wide range of places to eat from Italian, Chinese and Indian restaurants, to traditional public houses. The town also benefits from its own excellent cinema/theatre and a sports park and leisure centre which offers the chance to join a number of well-established clubs such as cricket, rugby, football and hockey. Huntercombe Golf Club is nearby and there are delightful riverside walks and a well-established rowing club.

More extensive shopping facilities can be found at Oxford and Reading. Access to London and the national motorway network is via junction 6 or 7 of the M40 or junction 12 or 13 of the M4. There is a mainline train service from Didcot Parkway to London Paddington or from either Reading or Cholesey Station.

### Description

The property is perfectly positioned to provide easy access into the town and the amenities it offers. Upon going through the front door and into the hall, stairs rise to the first floor along with having a door into the sitting room. The sitting room sits to the front of the property and has access to an understairs storage cupboard. There is a door that opens into an inner hall where further doors open to the downstairs shower room and kitchen.

The kitchen has a range of wall and base units along with central moveable island. There is an integral oven, grill, extractor hood and induction hob. From the sitting room, folding timber doors open to the dining room which in turn have another set of folding timber doors to the conservatory. This space is currently being utilised as a study and for storage. French doors open onto the patio.

On the first floor, there are two comfortable double bedrooms with the principal having a built in storage cupboard. The bathroom has a matching suite and eaves storage cupboards. There is also an airing cupboard.







### Outside

The property has an allocated parking space located about 30 yards from the property. The rear patio has been well maintained and is stocked with an abundance of flowers in its tiered beds. It is a great space for dining outside or a morning coffee given its Southerly aspect.

The property has been recently re-carpeted throughout.

### Directions

Upon entering Wallingford via the bridge from Crowmarsh Gifford, continue towards the centre of the town. At the first traffic lights with Waitrose ahead of you, turn left at the crossroads onto St. Martin's Street and through the Market Place. Continue along St. Mary's Street and then take the second right onto Lower Wharf. The property can be found on your right hand side after a short distance.

### General remarks and stipulations

#### Tenure

Freehold  
Service Charge -  
Approximately £230 p.c.m

#### Services

Mains electric, water and drainage are connected. Electric Infrared Panels provide heating. **In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

#### Local authority

South Oxfordshire District Council  
Council Tax Band - E

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

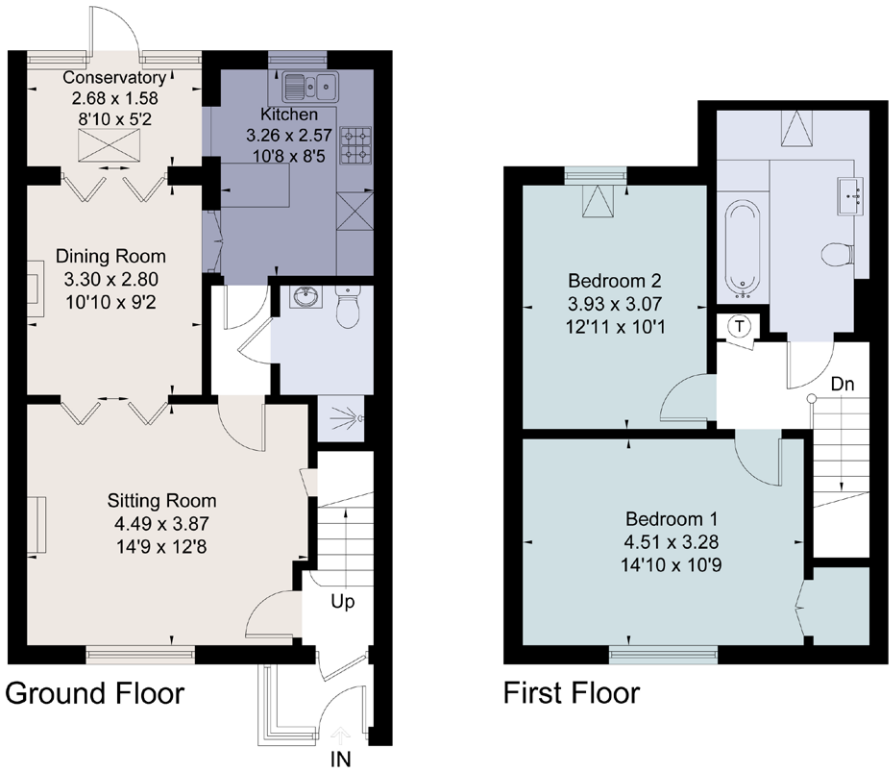


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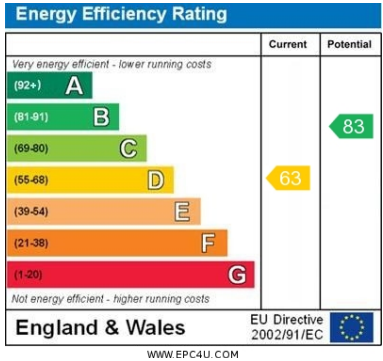
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Approximate Area = 97.0 sq m / 1044 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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