

WE VALUE



YOUR HOME



Lower Wharf, Wallingford

£449,000



Situated within a private development exclusively for the over 55s, this well-presented two-bedroom home is located on a private road leading down to the Thames Path, just a short walk from Wallingford town centre. The property offers modern, open-plan style accommodation, a south-facing courtyard garden and allocated parking for one vehicle.

The ground floor comprises a generously sized living room with an archway leading through to the dining room. Further archways connect to the contemporary kitchen, which features a range of integrated appliances, and a garden/sun room with a door opening directly onto the south-facing courtyard garden. An additional benefit is the downstairs cloakroom, which includes a sliding storage cupboard with space and plumbing for a washing machine and tumble dryer.

Upstairs are two generously sized double bedrooms, with the main bedroom benefiting from a wall of fitted wardrobes and an additional double-door storage cupboard. The modern four-piece bathroom suite features a freestanding bath and a separate shower with a rainfall showerhead. A further benefit is the fully boarded loft space, accessed via a large hatch with a fold-down ladder, providing a generous area for additional storage.

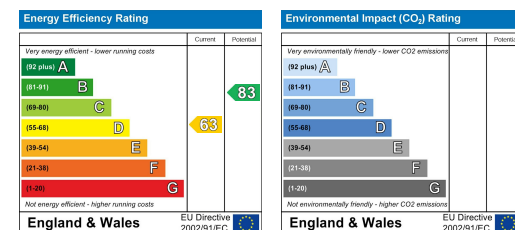
Outside, the south-facing courtyard garden is mainly laid to patio, with a raised planting bed to the rear featuring mature bushes and shrubs. Allocated off-street parking for one vehicle, with additional visitor parking spaces available.

Current service charge: £3870.72 per annum or £322.56 per calendar month



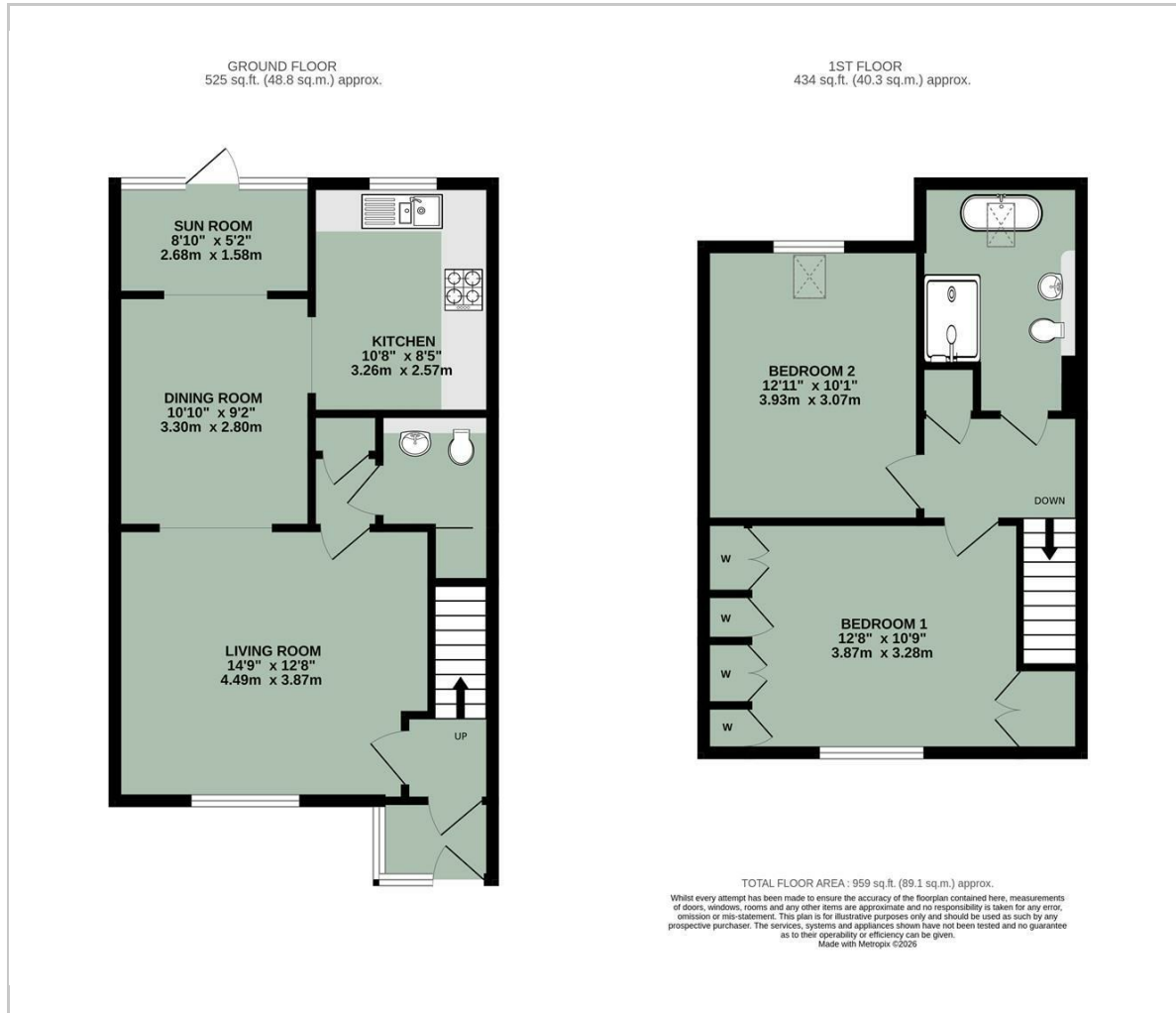


- EXCLUSIVE DEVELOPMENT FOR OVER 55S
- SHORT WALK TO WALLINGFORD TOWN CENTRE & THE THAMES PATH
- MODERN & OPEN-PLAN STYLE INTERIOR
- TWO GENEROUSLY SIZED DOUBLE BEDROOMS
- SOUTH-FACING COURTYARD GARDEN
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- FOUR-PIECE BATHROOM SUITE WITH FREESTANDING BATH & RAINFALL SHOWER
- CLOAKROOM WITH SLIDING STORAGE CUPBOARD & SPACE FOR LAUNDRY APPLIANCES
- ALLOCATED PARKING SPACE FOR ONE VEHICLE
- FULLY BOARDED LOFT SPACE WITH LARGE ACCESS HATCH & FOLD-DOWN LADDER

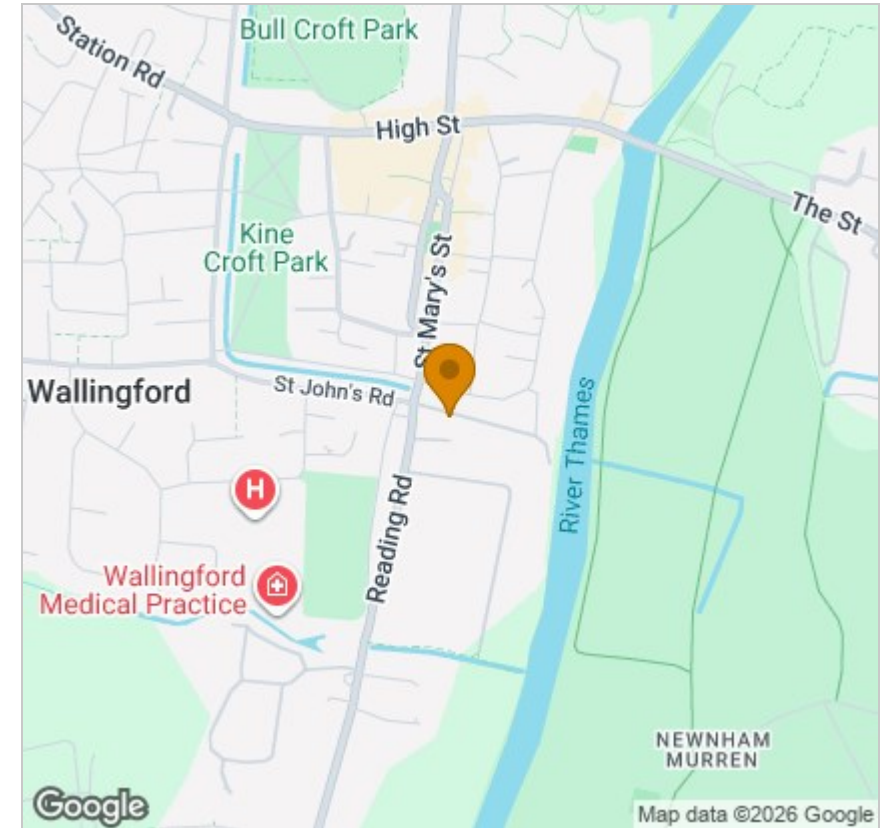


Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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