



75 Croft Road, Wallingford, OX10 0HN  
£265,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with a closed onward chain is this well presented 1/2 bedroom property situated within a stones throw from the Kinecroft and Wallingford town centre.

This well presented home offers; entrance hall, kitchen, lounge, a spacious conservatory overlooking the rear garden, a generous sized double bedroom plus a further single room or study space as well a family bathroom. To the rear of the property there is a private and enclosed landscaped garden with rear access. Other benefits include gas central heating and UPVC double glazing throughout.







## Key Features

- Well presented throughout
- Desirable location
- Conservatory
- East facing rear garden
- Closed onward chain
- Study or second bedroom

## The Location

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 Lidl Supermarket, and a farmers Market is held regularly in the Market Place.

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. There are primary schools and a highly regarded Little

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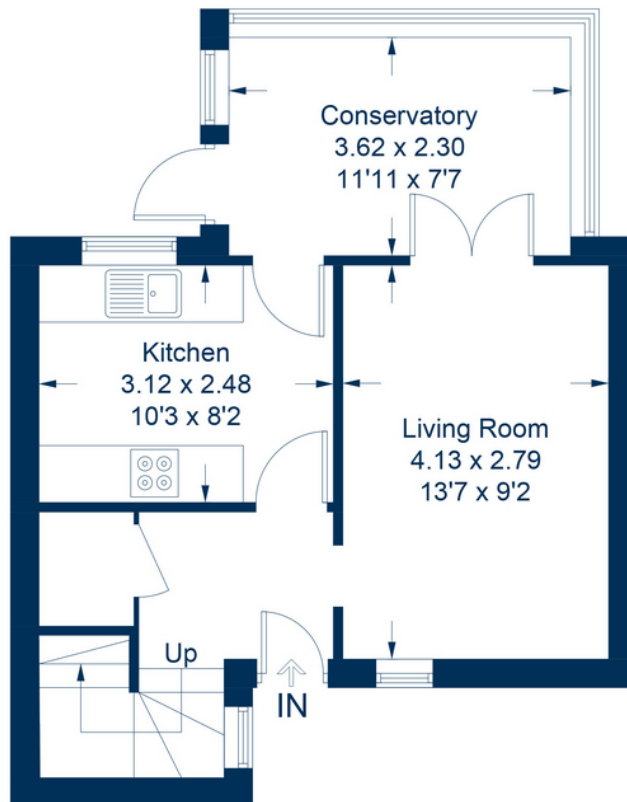
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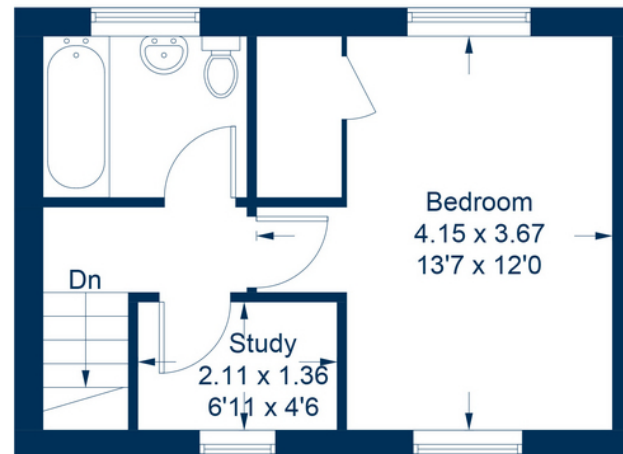
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Approximate Gross Internal Area  
Ground Floor = 36.2 sq m / 390 sq ft  
First Floor = 24.9 sq m / 268 sq ft  
Total = 61.1 sq m / 658 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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