

Freehold £475,000

Portcullis Drive, Wallingford, Oxfordshire OX10 9LY



- Two Storey, Three Bedroom, Semi Detached House
- Reception plus Spacious Kitchen/Dining Room
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Approx. 1104 Sqft Gross Internal Area
- Three Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

This smartly-presented, semi-detached property has a cloakroom/WC just off the central entrance hallway, a dual-aspect reception room and a twenty-two-foot, triple-aspect kitchen/dining room. Both principle rooms open onto the neatly-kept and generously-sized, south-east-facing rear garden. On the first floor of the house is a main bedroom which is slightly larger than the reception room and also benefits from windows on two sides. There are two further double bedrooms and sleek, modern and naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. A two-car driveway provides off-street parking space and Wallingford's attractive town centre, with its castle ruins and medieval bridge over the Thames, is also within comfortable walking distance or brief bus/bike ride. There is a Waitrose supermarket plus a range of smaller shops, tennis courts in Bull Croft Park, a riverside pub and a variety of other cafes, bars and restaurants.

**Tenure:** Freehold.

**Estate Charge:** £18.83 per month (subject to annual review).

**Council Tax:** Band D, South Oxfordshire District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

16' 0" x 9' 6" (4.88m x 2.90m)

#### W.C.

#### Kitchen / Dining Room

22' 9" x 10' 5" (6.93m x 3.17m)

#### Garden

approximately 56' 11" x 35' 4" (17.35m x 10.77m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

16' 0" x 9' 9" (4.88m x 2.97m)

#### Bedroom 2

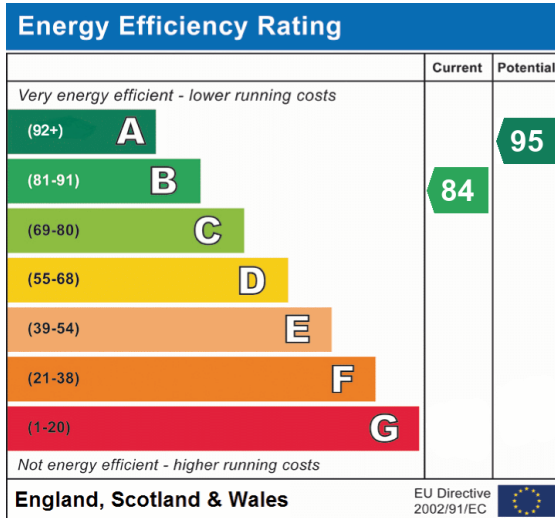
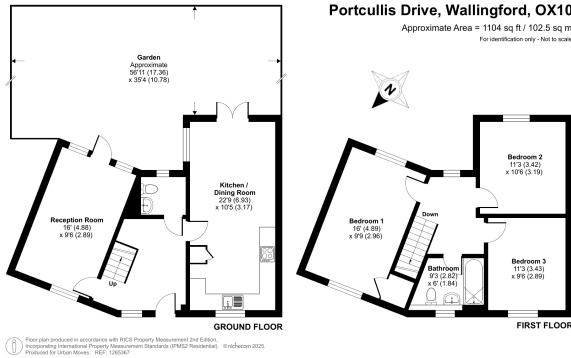
11' 3" x 10' 6" (3.43m x 3.20m)

#### Bedroom 3

11' 3" x 9' 6" (3.43m x 2.90m)

#### Bathroom

9' 3" max. x 6' 0" max. (2.82m x 1.83m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.