

WE VALUE



YOUR HOME



Smith Court, Wallingford
Offers Over £240,000

2 2 1 B

The image shows a modern, two-story terraced house. The upper section is light beige with white-framed windows, and the lower section is made of red brick. The house features a grey front door and a bay window on the ground floor. It is set in a residential area with other houses visible in the background. The sky is blue with scattered white clouds. At the bottom of the image, there is descriptive text and a set of icons. The text reads "Smith Court, Wallingford" and "Offers Over £240,000". Below this, there are four icons: a double bed (representing bedrooms), a toilet (representing bathrooms), a sofa (representing living rooms), and a three-line menu icon with the letter "B" next to it (representing bedrooms).

Situated just a short distance from Wallingford's historic town centre and its range of amenities, this modern two-bedroom top-floor apartment is an ideal choice for first-time buyers, investors, or those looking to downsize.

Offered with no onward chain, the property features a spacious lounge that opens into a well-appointed kitchen complete with integrated appliances. Both bedrooms are well-proportioned doubles, with the main bedroom enjoying the added convenience of an en-suite shower room, while a family bathroom serves the second bedroom.

Additional benefits include allocated parking for one vehicle, visitor parking, and a communal garden.

What the Owner Says...

"We've loved the ease of access to Wallingford town centre and the beautiful surrounding countryside. The location is perfect for commuters too, with Cholsey and Didcot stations nearby for quick links into London. One of our favourite things is having the river just a 10-minute walk away".





- OFFERED WITH NO ONWARD CHAIN
- MODERN SECOND FLOOR APARTMENT
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING FOR ONE VEHICLE
- CLOSE TO WALLINGFORD TOWN CENTRE & AMENITIES

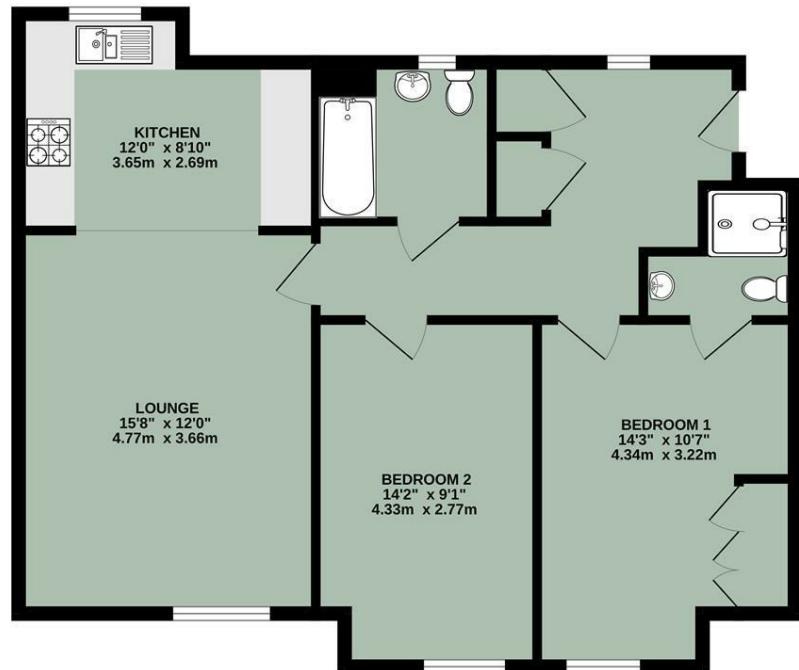
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan

SECOND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.
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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk