

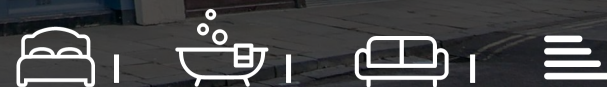
WE VALUE



YOUR HOME



Mousey Lane, Wallingford
£225,000



This beautifully presented, new, one-bedroom apartment is perfectly positioned in the heart of historic Wallingford Town Centre, offering the ultimate in convenience with shops, cafés, and amenities literally on your doorstep, and the River Thames just a short stroll away. Available with no onward chain, it presents an ideal opportunity for a quick and hassle-free move.

The apartment boasts the rare advantage of allocated off-street parking, a real bonus in this central location. Inside, the open-plan kitchen and living area features integrated appliances including an oven, hob, washing machine, and fridge, complemented by a sash window, offering charming views over the town centre.

The bedroom also benefits from town views, and a modern shower room completes this stylish home.

The service charge figure quoted in this listing is approximate and based on indicative costs. The vendor will be issuing a draft service charge budget, which In House will be happy to discuss with interested parties in due course.





- CENTRALLY LOCATED APARTMENT IN THE HEART OF WALLINGFORD
- IMMACULATELY PRESENTED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- OPEN-PLAN KITCHEN/LIVING ROOM WITH VIEWS ACROSS THE TOWN CENTRE
- ALLOCATED OFF-STREET PARKING
- CONVENIENT ACCESS TO LOCAL SHOPS & AMENITIES
- HIGH QUALITY FITTINGS & FINISHES THROUGHOUT

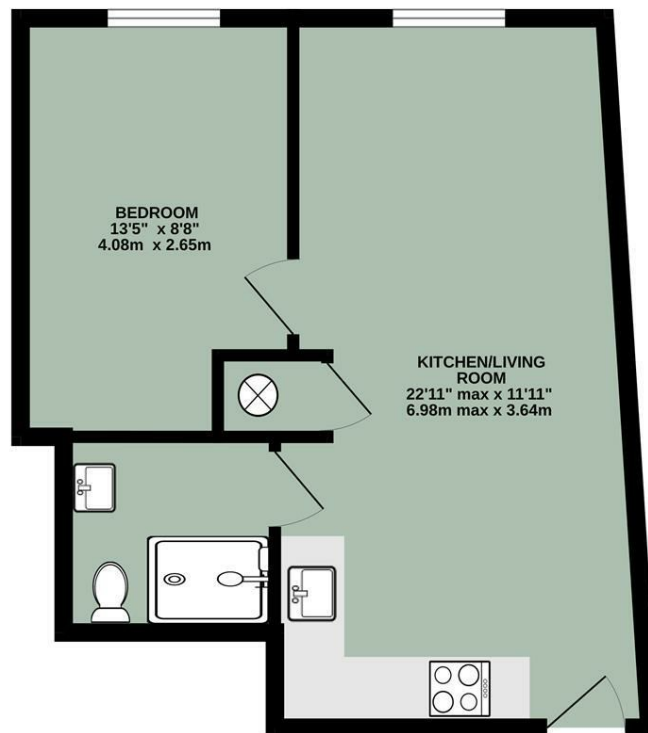


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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

Energy Efficiency Graph

Floor Plan

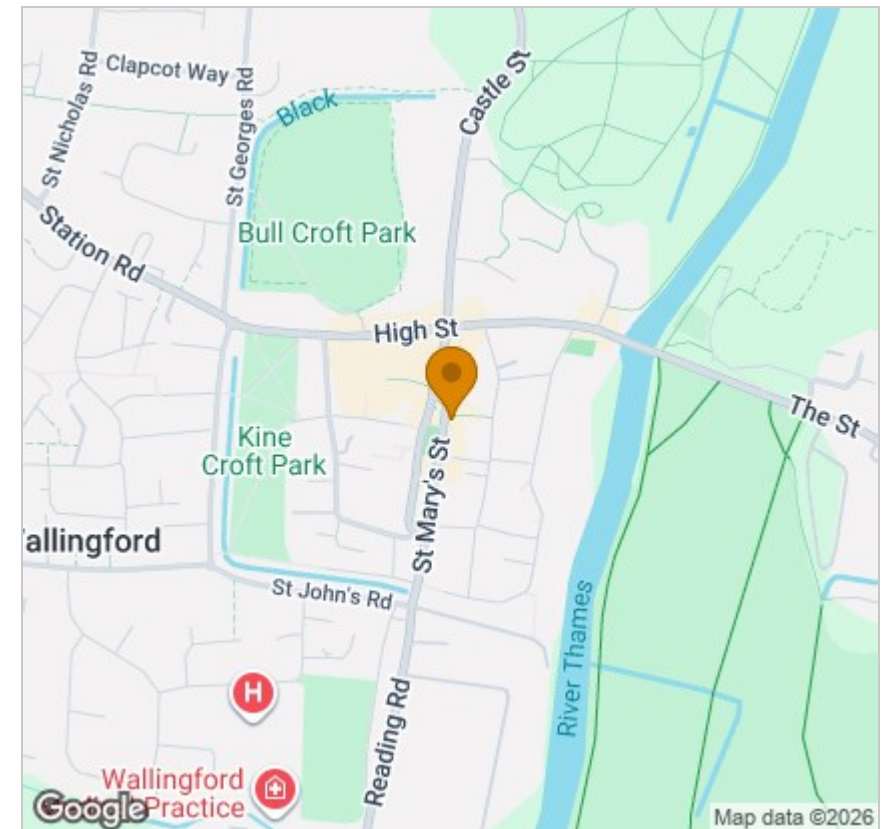
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 operability or efficiency 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 firm's 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