

WE VALUE



YOUR HOME



Offered to the market with no onward chain, this well-presented two-bedroom home is ideally situated in the village of Mongewell and is available with the option to purchase as shared ownership at an agreed percentage.

The ground floor features a modern, well-appointed kitchen and a welcoming lounge, enhanced by French doors opening directly onto the enclosed, south-west facing rear garden - an ideal space for enjoying afternoon sunshine and outdoor entertaining.

Upstairs, the property offers two well-proportioned double bedrooms, both served by a family bathroom. The landing also benefits from access to a larger-than-average storage cupboard, a practical and often-overlooked feature. Further advantages include off-street parking for two vehicles.

Mongewell is a highly regarded village, celebrated for its peaceful setting, scenic countryside walks and strong sense of community. Despite its tranquil feel, the village offers excellent access to Wallingford, local amenities and transport links. With the River Thames, open green spaces and convenient road connections nearby.



- OFFERED WITH NO ONWARD CHAIN
- SOUTH-WEST FACING REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- OFF-STREET PARKING FOR TWO VEHICLES

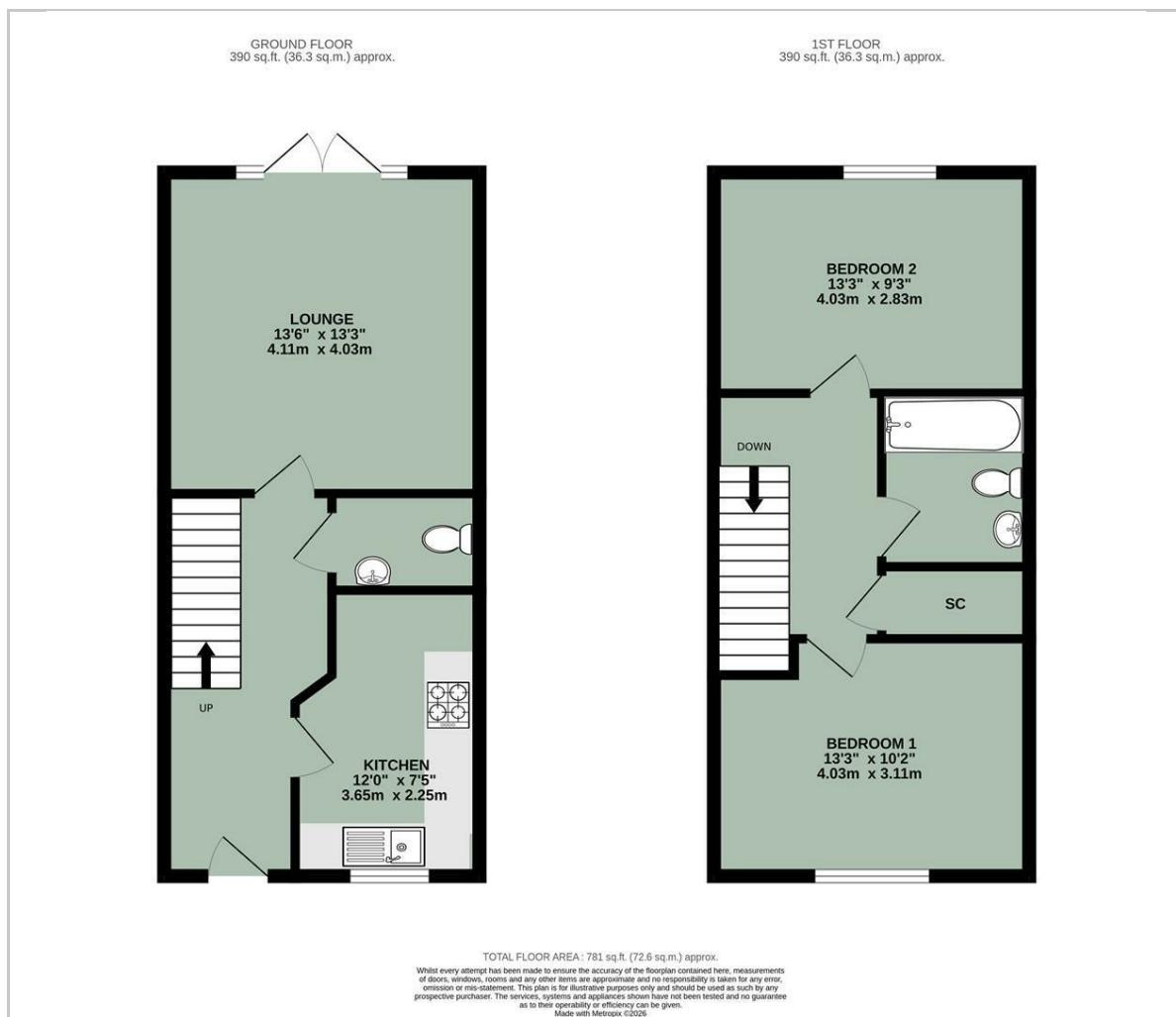


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

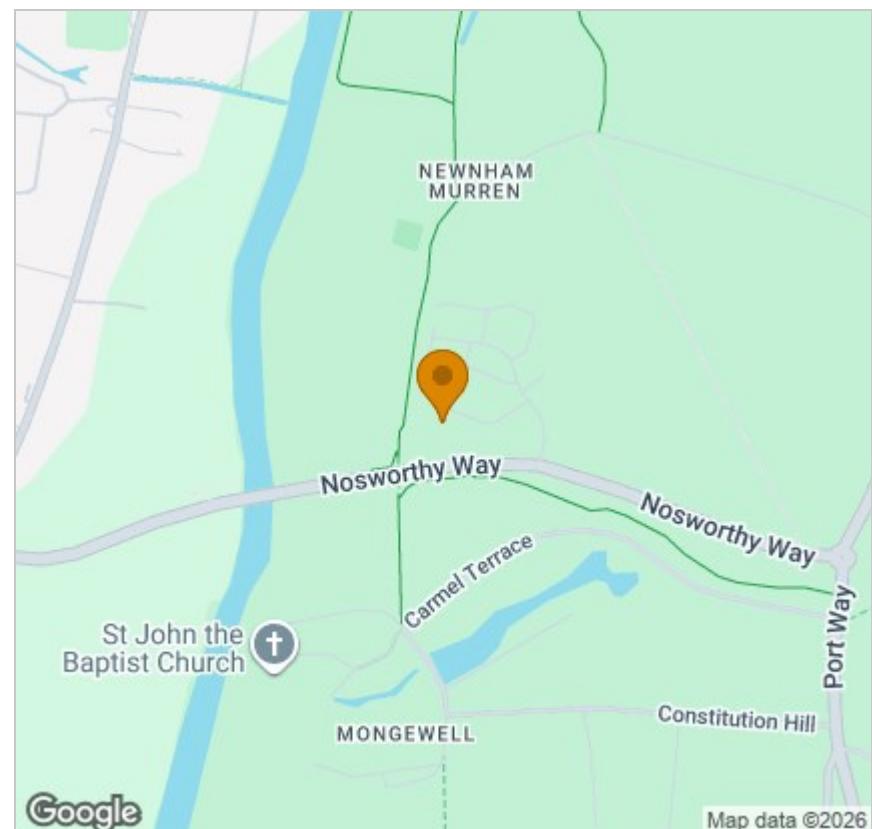
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



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.

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