

PROPERTY AGENTS

JP Knight



Kinecroft, Wallingford OX10 0DT



Kinecroft, Wallingford

A delightful cottage forming part of this historic terrace situated on the edge of the Kinecroft green, a 7 acre park in the heart of this popular market town.

This charming period home features an 18' living/dining room, a kitchen opening to a small garden room and the garden beyond whilst the 1st floor has a landing serving 2 double bedrooms and a shower room.

There is occasional parking to the front and while it is conveniently situated a few minutes walk from the town centre, it is not on a busy road.



Tenure - Freehold

Front door opens to:

Living/Dining Room: 17'9 x 12' Fireplace with pine surround, cast iron inset and tiled hearth, display plinth and cupboards to one side. Window to the front with plantation shutters, two radiators, stairs to landing with cupboard under.

Kitchen: 11'8 x 9'7 Cupboards and worktops, stainless steel sink, electric oven, gas hob, extractor and a space for fridge/freezer and dishwasher. Radiator, door and double glazed window through to:

Garden Room: 8'5 x 9'7 French doors with side windows (double glazed), quarry tiled floor.





Utility/Store 11'5 x 3'3 Windows to garden, plumbing for washing machine.

Stairs to Landing: Loft access.

Bedroom 1: 11'11 x 11'5 Window with plantation shutters to the front, wood floor, radiator and loft access.

Bedroom 2: 10'3 x 9'9 Feature fireplace with a wood surround, cast-iron inset. Cupboards flank the chimney breast, one housing the gas boiler. Double glazed window with plantation shutters to the rear, wood floor, radiator.

Shower Room: Walk-in shower cubicle with Mira, electric shower unit, low-level WC and pedestal hand basin. Radiator, down lighters and extractor fan.

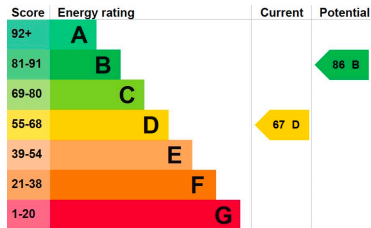
Outside

Rear Garden: An attractive feature it extends to approximately 30 feet, faces due south and enjoys a good deal of privacy. There is a brick/paved terrace with a gravel path to the rear bordered by established shrub and plants, a gate provides rear access. Timber shed.



Directions

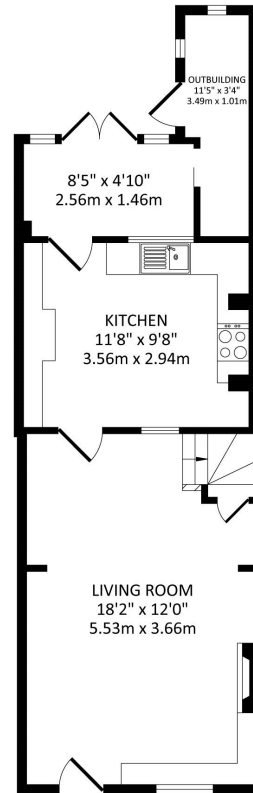
On foot – from our office turn left, then right into Church Lane (next to the Old Post Office restaurant), follow this path across Goldsmith Lane into the Kinecroft. The property is on the left.



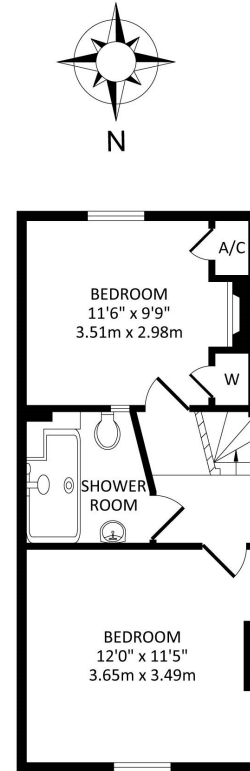
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.