

PROPERTY AGENTS

JPKnight



Fir Tree Avenue, Wallingford OX10 0PL



Fir Tree Avenue, Wallingford

Set in a quiet corner of this sought after development, a beautifully presented two bedroom terraced cottage with a nearby parking space and a secluded 30' east facing garden with summerhouse.

The accommodation includes 2 double bedrooms and a refitted stylish shower room whilst the ground floor has a 15' sitting room, small entrance hall and a 12' kitchen/breakfast room opening to the garden at the rear.

The house is set just a mile from the town centre and its amenities.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators, double glazing and has an array of photovoltaic cells to reduce energy costs.

Entrance Hall: Panelled dado, door to:

Sitting Room: 15'4 x 12'1 A bright room with picture window to the front and an open staircase to the first floor. There is a radiator, dado rail and down lighters.

Kitchen/Dining Room: 12'1 x 9'5

Kitchen: Attractive range of units with white sink, wood worktops and integrated gas hob, extractor hood, electric oven, fridge and freezer. Appliance space, down lighters, window.

Dining Area: French doors to garden, cupboards, radiator and down lighters.





Outside

Stairs to Landing: Loft access.

Bedroom 1: 10'2 excl. wardrobes x 8'10 Window overlooking the garden, radiator and full width range of wardrobes.

Bedroom 2: 9'7 x 8'7 Excl. wardrobes. Front aspect, airing cupboard and wardrobe recess, radiator.

Shower Room: Beautifully fitted with a white 3-piece suite including corner shower, tiled walls and wood style tiled floor, chrome radiator.

To the Front: There is an area of lawn with flower borders in front of the house and a path to the front door.

Parking Space: Middle one of the three.

Rear Garden: A lovely feature it is secluded, faces east and extends to 30' in length. The garden has been landscaped to be low maintenance with a tiered area of paving flanked by stone walled flower beds. It is enclosed by timber fencing with rear access.

Timber Summerhouse: 8' x 5'10 Twin doors open to the garden with light and power.



Directions

Turn right from our offices into St Martin's Street to the crossroads by Waitrose and turn left at the traffic lights into the High Street. Proceed over the mini roundabout into Station Road. After 0.4 mile turn left into Fir Tree Avenue . Follow this to the end, around to the right, the property is at the end.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

1ST FLOOR



TOTAL FLOOR AREA : 688sq.ft. (63.9 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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