

PROPERTY AGENTS

JPKnight



Wilding Road, Wallingford OX10 8AJ



Wilding Road, Wallingford

On the market for the first time in over 60 years and ideally located on this popular residential road within walking distance to the town centre and highly regarded secondary school, an attractive semi-detached house with a driveway, garage and south facing rear garden.

Accommodation comprises three bedrooms and shower room/ WC to the 1st floor. Downstairs there is an entrance hall, living room, dining room, kitchen and rear lobby with cloakroom and door to the garden.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Porch: Wood block floor.

Entrance Hall: Window to front, under-stair cupboard, radiator, stairs to landing.

Kitchen: 10'2 x 8'3 Window to rear and door to rear lobby leading to garden, range of storage units and worktop, stainless steel sink unit, space for single oven and extractor hood above, space for dishwasher and washing machine, larder cupboard with space for fridge freezer, tiled floor, radiator.

Living Room: 13'11 x 11'9 Two windows to front, marble fireplace with coal effect gas fire and brass surround (with gas back boiler), recessed storage unit.

Dining Room: 10'1 x 9'7 Sliding doors to conservatory, radiator.





Conservatory: 8'11 x 9'6 Full height glazed panels with French doors to the garden, tiled floor, radiator.
Rear lobby: Tiled floor, full height window, storage cupboard.

Cloakroom: Window to side, white two-piece suite, tiled floor.

Stairs to landing: Window to side, loft access, airing cupboard.

Bedroom 1: 13'11 x 9'11 Window to front, radiator.

Bedroom 2: 11'9 x 10'2 Window to rear, fitted wardrobe and dressing table, radiator.

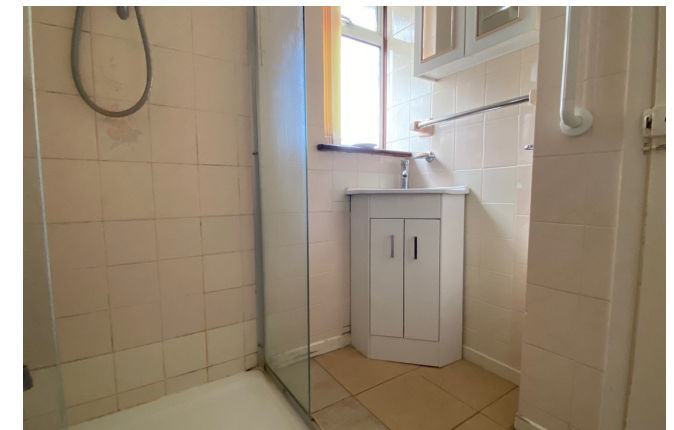
Bedroom 3: 10'1 x 7'7 Window to rear, fitted wardrobe, radiator.

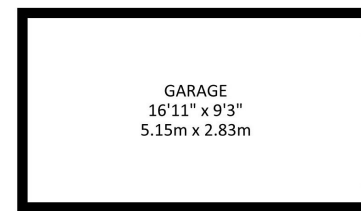
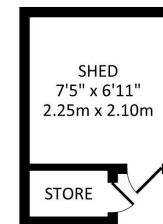
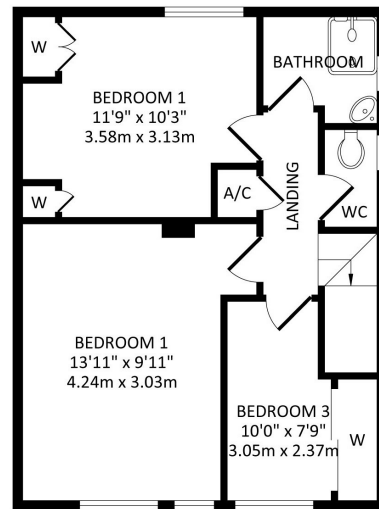
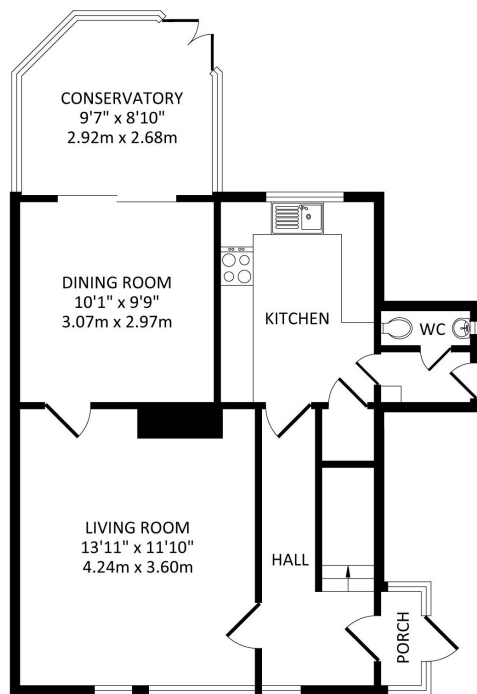
Shower Room: Window to side, two-piece suite including basin vanity unit, chrome radiator, tiled floor. Separate WC, Window to side, tiling.

Outside

A wrought iron gate leads to a driveway with a lawn and path to the rear of the property. It is laid to lawn with deep borders filled with mature shrubs, and trees and a pond. There is a brick outbuilding, detached garage, and gated access to the front.

The front has a wrought iron gate and path to the front door flanked with lawn and planted borders and trees, a low brick wall, timber fence and hedge boundary.





GROUND FLOOR

FIRST FLOOR

OUTBUILDING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		
			70 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.

TOTAL FLOOR AREA : 977 sq.ft. (90.80 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.

