

PROPERTY AGENTS

JPKnight



Rowland Close, Wallingford OX10 8LA



Rowland Close, Wallingford

A lovely family home with 3 first floor bedrooms and bathroom along with a versatile family room/4th bedroom and shower room downstairs. The property also features a double aspect 19' living room and spacious 20'6 kitchen/breakfast room with utility. Set in a small spur on this established development it is close to the school and within walking distance of the town centre.

Accommodation

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



Tenure - Freehold

Entrance Hall: Radiator, stairs to landing with cupboards under, cloaks cupboard.

Living Room: 19' x 11'2 Double aspect with a window to the front and French doors to the garden, radiator.

Kitchen/Breakfast Room: 20'6 x 14'4 (L shaped)
Bay window to front, range of storage units with worktops, stainless steel sink, Belling Kensington Range, space for dishwasher and fridge freezer, tiled floor, down lighters, two radiators.

Utility Room: 7'4 x 5'11
Worktops and appliance space, cupboards, radiator.

Family Room/Bedroom 4: 14'9 x 7'5 Window to rear and French doors to the terrace, radiator, cupboards, shelves and wardrobe, steps to mezzanine.





Mezzanine: 7'6 x 7'5 (at floor level) Velux: down lighters.

Shower Room:

White 3-piece suite including a tiled shower cubicle:
double glazed window, radiator.

Stairs to Landing:

Bedroom 1: 14'3 x 9'9

Window to front, radiator, wardrobes.

Bedroom 2: 11'2 x 8'4

Window to rear, radiator.

Bedroom 3: 9'3 x 8'2 Radiator, window to front.

Steps to over stair recess: 6'6 x 3'2 Adjacent storage
space and cupboard under.

Bathroom: White 2-piece suite, tiling, window, radiator
and airing cupboard.

Separate Cloakroom: Low level WC, pedestal hand
wash basin, window, part tiled walls.

Outside

To the front there is a driveway and 2 areas of garden
with a path to the front door.

Garden: The rear garden faces East and features a
paved terrace leading to an area of lawn interspersed
with shrub and plant beds. It is enclosed by timber
fencing with a trellised corner area.

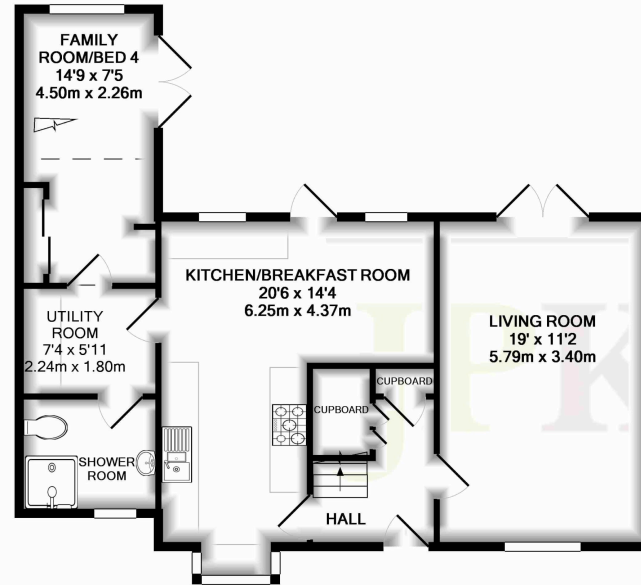


Directions

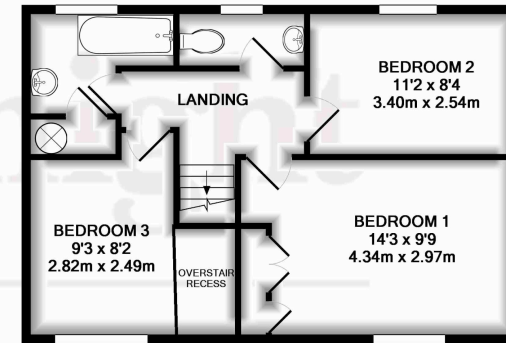
Turn right from our offices to the crossroads by Waitrose. Turn left into High Street. Just after the mini roundabout turn right into St George's Road, Rowland Close is on the left after quarter of a mile, the property is in the second spur on the left.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

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.
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