

PROPERTY AGENTS

JPKnight



St Leonard's Lane, Wallingford OX10 0HA



St Leonard's Lane, Wallingford

A beautiful stone cottage that is believed to date from the early 19th Century and is set in a quiet side street within the conservation area of the town: close to the shops it is also just moments from the Thames path. It features a delightful garden and has 2 bedrooms, a bathroom and cloakroom along with a sitting room and kitchen/breakfast room.

Accommodation

The property has gas central heating to radiators and is mostly double glazed.

Tenure – Freehold

Entrance Hall: Wood style floor.

Sitting Room: 14'1 x 12'2

A charming room with a window to front, cast iron fireplace with tiled slips hearth, coal effect gas fire. Cupboards and shelves flank the chimney breast, radiator, stairs to landing.

Kitchen/Breakfast Room: 14' x 8'

Fitted with an attractive range of storage units, wood worktops, induction hob, extractor hood and electric oven. Space for dishwasher and fridge freezer, wood style floor, radiator, window and casement door to:





Rear Porch/Utility: 10' x 3'
Radiator, space for washing machine with shelves above: window to rear.

Cloakroom:
White 2-piece suite.

Stairs to First Floor:
Radiator: over-stair storage recess with gas boiler.

Bedroom 1: 18'2 max into bay x 8'2
Wood style floor, linen cupboard and wardrobe, window to front, Velux to rear, radiator

Bathroom:
White 3-piece suite including a bath with shower above, radiator, window, tiled floor.

Stairs to Second Floor:
Velux window to front.

Bedroom 2: 10'9 x 9'5
Window to front, scaled ceiling.

The house is approached via a gated path leading from St Leonards Lane.

The Garden:
The garden is a lovely feature of this delightful home, extending to 33' it faces west. Beautifully planted with established flower and shrub borders it has a central lawn and block-paved terrace with paved path to the house. The garden is enclosed by timber fence with a trellised arch over the gate and a mature silver birch.



Directions

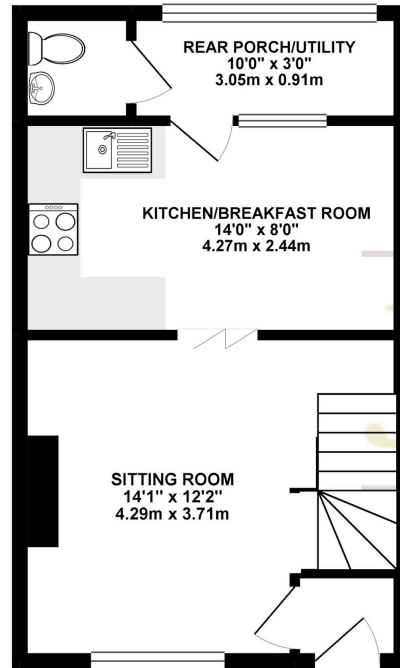
Turn left from our offices into St Martin's Street and into the Market Place; continue along St Mary's Street towards St Leonard's Square. Turn left into New Road, then next right into Wood Street. At the end turn left into St Leonard's Lane, the property will be found set off a walkway on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	
WWW.EPC4U.COM			

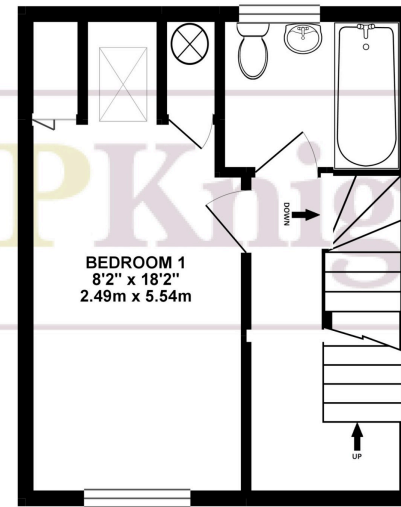
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



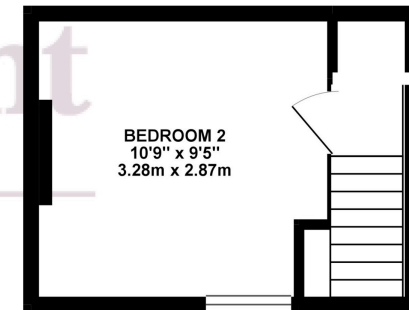
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 756.84 sq. ft. (70.31 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.
Made with Metropix ©2019