



St Lucians Lane, Wallingford OX10 9ER



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Overlooking a pretty courtyard in the heart of this sought after retirement community for the over 55s, a spacious semi detached bungalow with a secluded garden and garage in a block. Featuring an idyllic setting it is close to the river and set just to the south of the town. The well presented accommodation comprises 2 double bedrooms, refitted shower room, 2 reception rooms and a kitchen.

Accommodation

The property is double glazed with electric heating throughout.



Tenure - Freehold

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system.

Entrance Porch: Front door with transom light to:
Hallway: Electric storage heater, loft access and meter cupboard.

Sitting Room: 15'3 x 11'
Feature fireplace with a white surround, electric storage heater. Twin casement doors open to:

Conservatory: 7'2 x 4'1 Set on a brick plinth it is double glazed with a glass roof and tiled floor.





Dining Room: 10'9 x 8'8
Two French doors to the garden, serving hatch and electric storage heater.

Kitchen: 13'8 x 7'6
There is a casement door and window to the rear garden. Fitted with a range of storage units, worktops and tiling: electric ceramic hob, extractor hood, double electric oven, washing machine and fridge/freezer. Electric storage heater.

Bedroom 1: 12'7 incl. wardrobe x 10'6
Front aspect, electric panel heater, wardrobe.

Bedroom 2: 12'8 x 9'3
Rear aspect, electric panel heater, airing cupboard.

Shower Room: Fitted with a white 3-piece suite including a walk-in shower cubicle with shower unit: partial tiling, electric towel rail and extractor fan.

Loft Space: 26'6 x 11'7 (to side beams)
Access via folding ladder from hall with 11'7 ridge height.

Outside
Garage in block.

Garden: Paved terrace leading to an area of lawn. Mature hedge, side border, side gate to front.



Directions

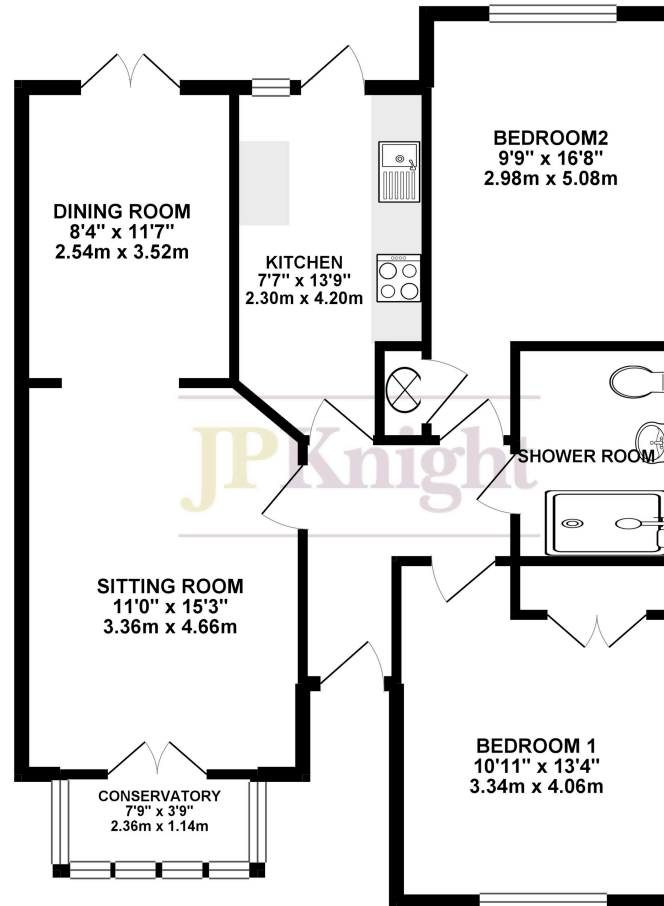
By Foot: Turn left from our offices into St Martin's Street and through the Market Place, continue along St Mary's Street and into St Leonard's Square. This then follows on to the Reading Road. Take the 1st left into Lower Wharf, along on the right a gate leads into the courtyard and the property is on the right.

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
(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 787.35 sq. ft.
(73.15 sq. m.)



TOTAL FLOOR AREA : 775.00sq. ft. (72.00 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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