

PROPERTY AGENTS

JPKnight



Wigod Way, Wallingford OX10 8AN



Wigod Way, Wallingford

Tucked away in a quiet traffic free location, a superbly presented 3 bedroom semi-detached home with a 42' garden and garage and drive to the rear. There is an 18'10 kitchen/breakfast room, lounge and a refitted shower room. Set at the end of a small cul-de-sac in this established residential area it is within walking distance of the town centre.

Accommodation

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



Tenure - Freehold

Front door and side window to:

Entrance Hall:

Stairs to landing with cupboard under, radiator.

Lounge: 12'8 x 12'

Bow window overlooking the front garden, radiator, down lighters.

Kitchen Breakfast Room: 18'10 x 11'1

Window and French doors to the garden, door to side. The kitchen has a range of storage units, worktops, Zanussi electric cooker, extractor hood, stainless steel sink unit, down lighters, radiator. Wood style floor, space for washing machine and fridge freezer.





Stairs to Landing:
Window to side, linen cupboard, loft access.

Bedroom 1: 12' x 9'8
Window to front, radiator.

Bedroom 2: 10'9 x 9'2
Window to rear, radiator.

Bedroom 3: 8'11 x 7'5
Window to front, radiator: large wardrobe unit including both hanging space and drawer units, over-stair cupboard.

Shower Room:
White 3-piece suite, tiling, radiator, windows to rear and side.

Outside
Front Garden
An attractive feature it is set to lawn with a dwarf stonewall and side fence and a gated path to the house.

Rear Garden:
The back garden faces east and extends to 42' in length. There is a raised area of timber decking with a step down to the main garden which is laid to gravel and enclosed by timber fencing. There is a side gate to the front and gate to the drive at the rear.

Garage: 15'9 x 8'3
Up/over door, door to rear.
Parking space to front and gate to garden.



Directions

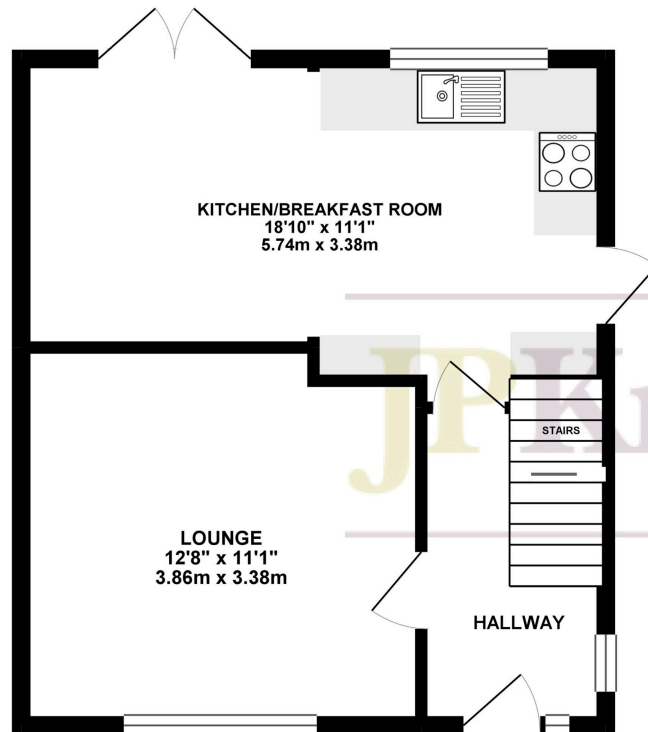
Proceed north from our offices via St Martins' Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St George's Road, at the top follow the round around the bend into Wilding Road, then take the next left into Wigod Way.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(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			

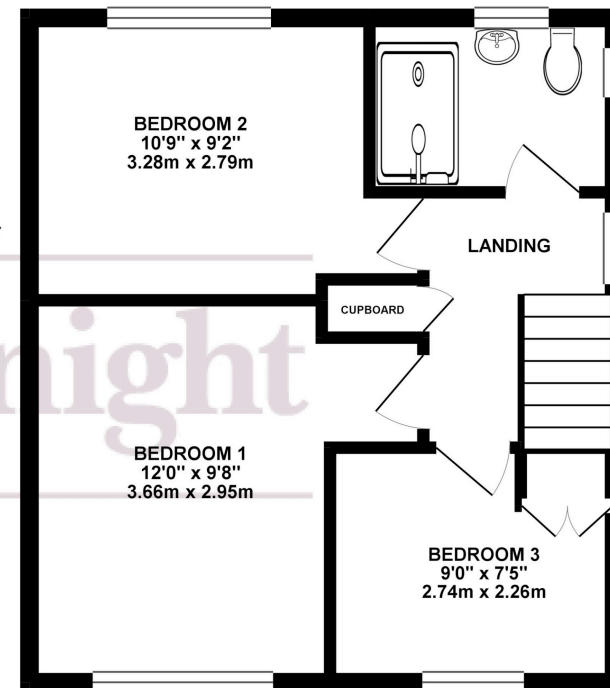
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 818.06sq. ft. (76.00 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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