



Fir Tree Avenue, Wallingford OX10 0PL



## Fir Tree Avenue, Wallingford

A superbly presented semi detached home with a private south facing garden set at the end of a close with garage and driveway parking for 2 cars. The delightful accommodation comprises 3 bedrooms, bathroom, sitting room, kitchen/breakfast room, conservatory and study. Set on this keenly sought after development it is within walking distance of the town. Accommodation  
The property is double/triple glazed with gas central heating to radiators.

## Tenure - Freehold

Entrance Hall:

Wood floor, stairs to landing, radiator.

Sitting Room: 14'6 x 11

Window to front, range of display units with television plinth and cupboards: radiator.

Kitchen/Breakfast Room: 14'4 x 10'7

Fitted with an attractive range of storage units with a roll edge worktop, stainless steel sink, integrated gas hob, extractor hood and double electric oven, further appliance space. Radiator, wood floor, under stair storage cupboard, window and French doors to:





Double Glazed Conservatory: 13'10 x 5'10  
French doors flanked by windows to garden,  
wood floor, gas boiler.

Study: 8'9 x 7'11  
Window to rear, wood floor, door to garage.  
Stairs to Landing: Window to side, airing  
cupboard.

Bedroom 1: 12'2 x 8'3 Two windows to front,  
radiator, double wardrobes, cupboards, over-stair  
cupboard.

Bedroom 2: 10'3 x 7' Window to rear, radiator.

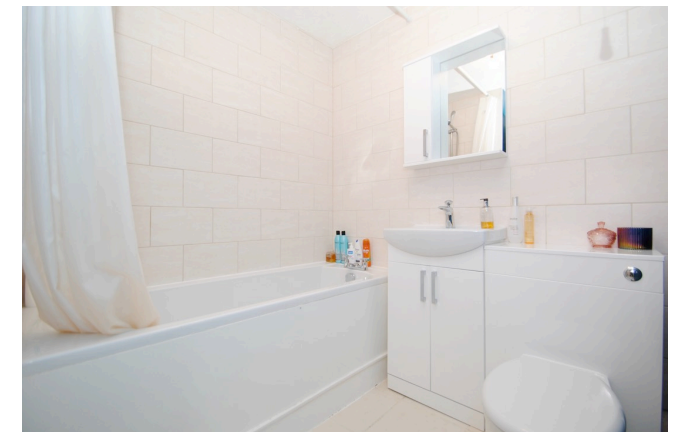
Bedroom 3: 7'2 x 7' Window to rear, radiator.

Bathroom: White suite comprising panel bath with  
shower above, WC, hand wash basin, part tiled  
walls, tiled floor, radiator.

Outside  
Front drive and lawn with a conifer hedge.

Garage: 16'1 x 8'3  
Up and over door, light and power, door to study.

Garden:  
A lovely feature it faces south and enjoys excellent  
privacy. There is a paved terrace leading to the  
lawn with raised rear and side borders, the garden  
is enclosed by a timber fence.



### Directions

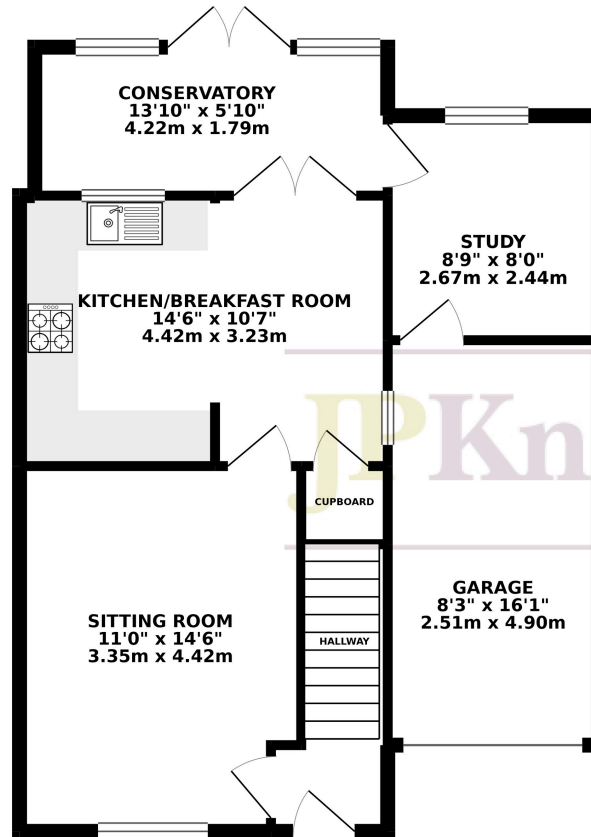
Turn right from our office into St Martin's Street, turn left at the traffic lights into High Street. Proceed over the mini roundabout into Station Road. After 0.4 mile turn left into Fir Tree Avenue, continue to the end and turn right, the property is on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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			

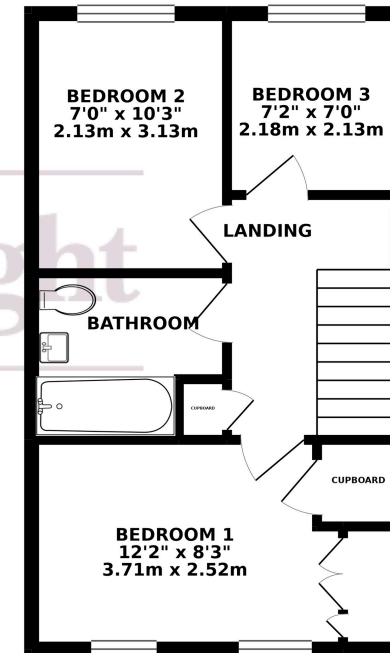
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 721.00 sq. ft. ( 66.98 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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