





St John's Road, Wallingford

Set in this sought after road close to the town centre a delightful 3 bedroom family home with adjacent driveway and parking for 3 cars as well as a mature 50' south facing garden. The accommodation comprises 3 double bedrooms and 1st floor bathroom, a pretty sitting room with French doors opening to the terrace, cloakroom and a kitchen and dining room.

Accommodation

The property is double glazed with gas central heating to radiators.

Tenure - Freehold

Entrance Hall:

With French doors and stairs to landing.

Kitchen: 11'11 x 10'2

Fitted with a range of storage units, worktops, a butler sink with mixer tap and a Flavel double oven with gas hob and extractor hood. There is space for dishwasher, large under stairs cupboard, window to front, radiator and door to the drive.

Breakfast Room: 12'1 x 8'1

Window to front, radiator.





Sitting Room: 12'1 x 12'1

Brick fireplace with wood burner, radiator, French doors to garden.

Cloakroom/Utility:

Two piece white suite, window, radiator, space for washing machine, work top with shelving and cupboard over.

Stairs to landing:

Airing cupboard housing Valliant gas boiler.

Bedroom 1: 12'1 x 11'3 (into fitted wardrobes)

Window, radiator, feature fireplace.

Bedroom 2: 11'2 x 10'2

Two windows, radiator.

Bedroom 3: 9'10 x 8'11

Window, radiator.

Bathroom:

White 3-piece suite, bath with shower over, grey slate tiles to floor and walls, window and chrome radiator.

Rear Garden:

Approximately 50' in length, mainly set to lawn with a patio area and enclosed by timber fencing, large shed with light and power and decking area.

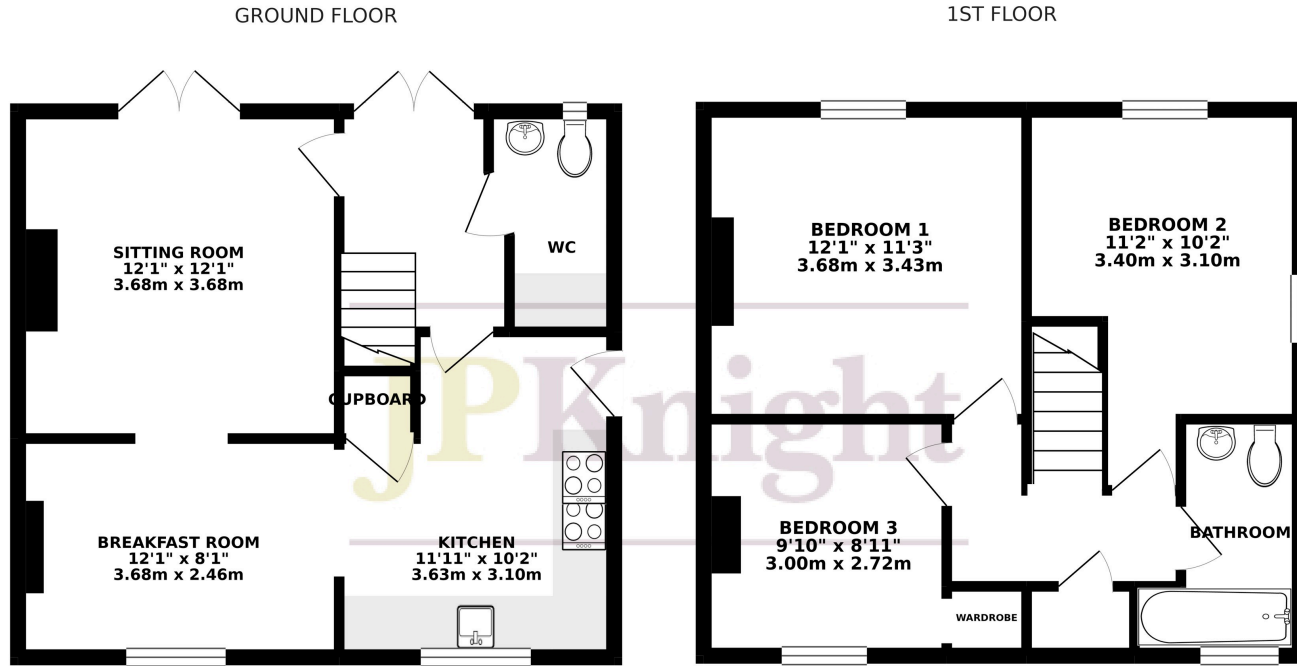
Shared driveway which leads past the garden to a parking area with space for two or three cars.



Directions

Turn left from our office into St Martin's Street, turn first right into St John's Road. Follow the road over the mini roundabout, the property is on the left hand side. The property's door is at the side of the house, approached via a shared drive that runs to the side and rear of 31 St John's Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(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.

TOTAL FLOOR AREA : 932.00 sq. ft. (86.59 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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