



38 Sovereign Place, Wallingford OX10 9GF



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Overlooking a pleasant green in the heart of this sought after development a well presented family home with an adjacent garage and drive along with a secluded 33' garden. Arranged over 3 floors there are 3 bedrooms and 2 bathrooms along with an L-shaped living/dining room, kitchen/breakfast room and cloakroom. Set in this quiet, established location the property is within walking distance of the town centre.

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

Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator stairs to landing.

Cloakroom: White 2-piece suite, tiled floor, window and radiator.

Living/Dining Room: 19'9 x 14'4 (L-shaped)

There are two windows to rear, and French doors to the terrace: feature stone fireplace, wood floor, two radiators and an egg and dart cornice.

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

Front aspect, range of storage units, worktops, gas hob, extractor hood, double electric oven, fridge freezer, washing machine and dishwasher. Tiled floor and down lighters.





Stairs to 1st Floor Landing:
Window to side, airing cupboard, radiator.

Bedroom 2: 12'2 x 9'6 (excl. wardrobe)
There are 2 windows to rear, 2 radiators and full width wardrobes.

Bedroom 3: 9'4 x 7'6 Window to front, radiator.

Bathroom:
White 3-piece suite including a shower above the bath: tiling, down lighters, radiator and tiled floor.

Door from the landing leads to stairs to the second floor:

Bedroom 1: 13'1 x 11'
Double aspect with windows to front and side, wardrobe, cupboard housing gas boiler and radiator.

En Suite Shower Room: White 3-piece suite, part tiled walls and tiled floor, radiator, down lighters.

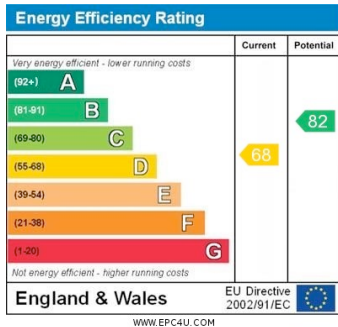
Outside
Driveway.
Garage: Up and over door, door to garden.

Rear Garden: A lovely feature extending to 32' in length and facing west. There is a paved terrace that leads to an area of lawn with occasional flower and shrub planting, timber fence, side gate.



Directions

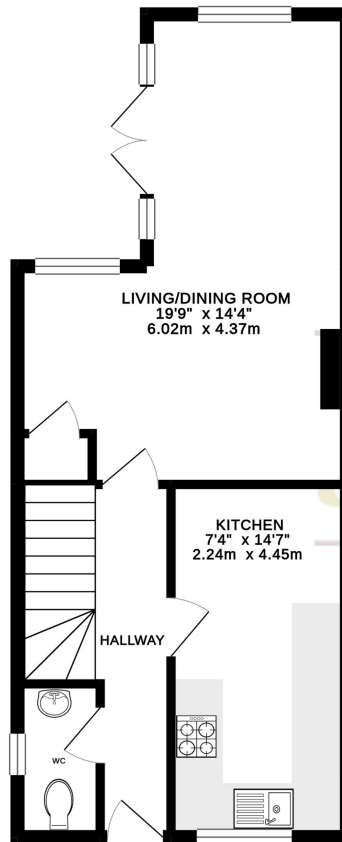
Turn left from our offices into St Martin's Street, follow the one-way system through town, past St Leonard's Square and then turn first right into St John's Road, follow this across the mini roundabout and take the 2nd left into Sovereign Place, follow the road to the top, the property is on the right.



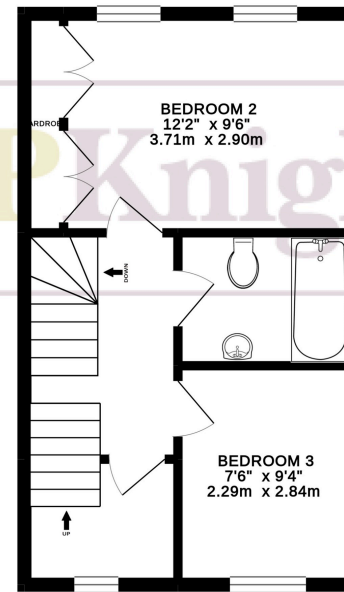
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



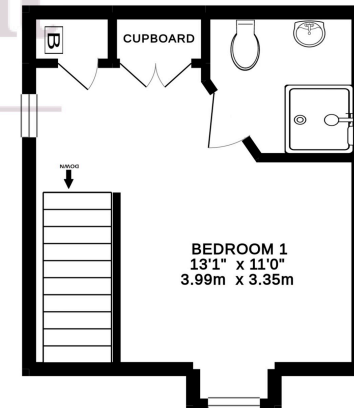
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1066sq. ft. (99.0 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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