

PROPERTY AGENTS

JPKnight



St Lucian's Lane, Wallingford OX10 9ER



St Lucian's Lane, Wallingford

A semi detached cottage facing out across a pretty courtyard in the centre of this sought after retirement community for the over 55s, the property has 2 double bedrooms, shower room, bathroom, 2 reception rooms and a 13'9 kitchen. It also features a secluded garden and garage in a block. This tranquil setting is close to the river and just to the south of the town. There is a resident warden who can be contacted from the property along with a fitted emergency call system.

Accommodation

The property is double glazed with electric heating throughout.

Tenure - Freehold

Entrance Hall:

Electric storage heater, stairs to landing, cloaks cupboard.

Sitting Room: 16'1 x 11'11

Window and French doors to the rear, fireplace with a decorative white surround: two electric storage heaters and an under-stair storage cupboard.

Dining Room: 10'10 x 9'4

Boxed bay window to front: electric storage heater.

Kitchen: 13'9 x 7'10

Door and sash window to the garden, range of storage units, worktops, electric ceramic hob, extractor hood, double electric oven, space for a fridge/freezer, washing machine and dishwasher, electric storage heater.





Shower Room:
Fitted with a three-piece suite, part tiled walls, window, electric panel heater.

Stairs to Landing with Study Area: (9'4 x 6'3)
Optional stair lift (Stannah), Velux window to rear

Bedroom 1: 21'8 x 9'4
Double aspect with a window to the front and Velux window to the rear: electric panel heater and wardrobe.

Bedroom 2: 11'11 x 11'10
Window to front, electric panel heater, wardrobe, loft access.

Bathroom:
It is fitted with a 3-piece suite including bath, part tiled walls, window, electric panel heater. Airing cupboard housing hot water tank and slatted shelving.

Outside

Rear Garden:
Full with paved terrace leading to a small area of lawn with a front and side border, side path to front.

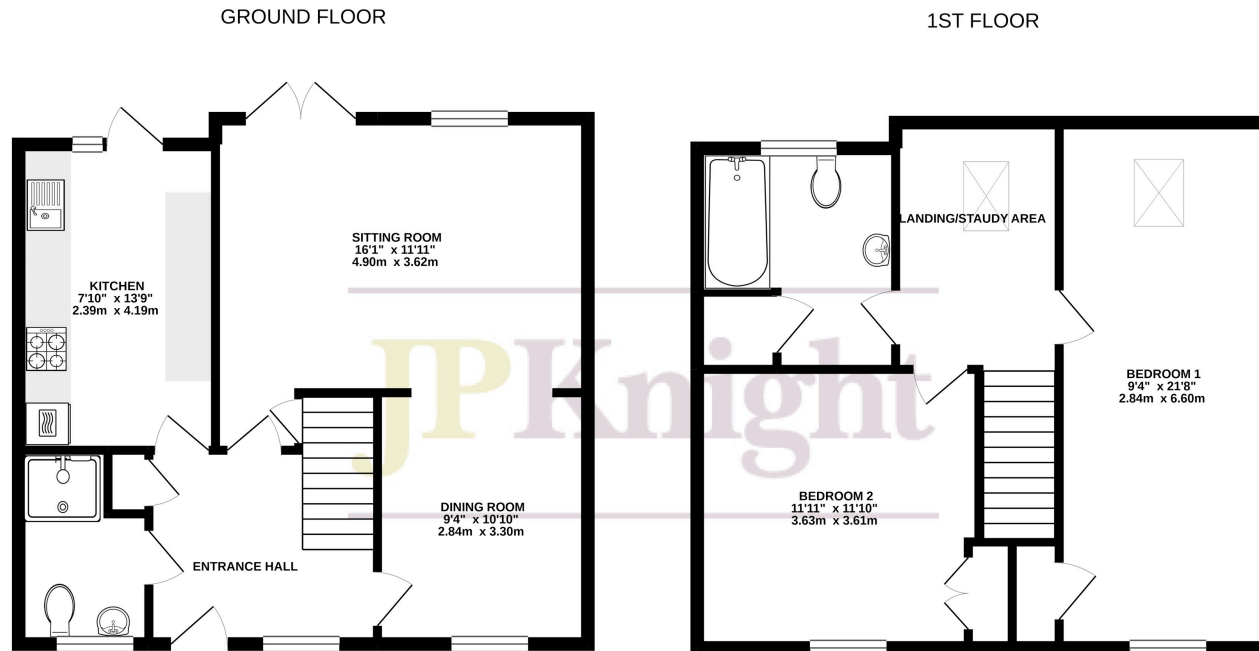
Garage in block.

Communal Grounds:
These comprise an attractive central courtyard mainly set to lawn with a feature dividing wall, intermittent shrub planting and a block paved pathway around the edge.



Directions By Foot:
 Turn left from our offices into St Martin's Street and through the Market Place, continue along St Mary's Street across 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 left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(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 : 1119sq. ft. (104.0 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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