

PROPERTY AGENTS

**JP**Knight



High Street, Wallingford OX10 0BX



## High Street, Wallingford

A charming detached gatehouse with driveway parking (subject to verification) and enclosed courtyard garden in this convenient town centre location just moments from the shops and restaurants. The property has recently been redecorated throughout with new floor coverings and comprises a sitting room with fireplace, a family/dining room, kitchen and to the first floor a bathroom and 2 bedrooms. Many of the rooms feature a double aspect and there are lovely views across the Bull Croft at the rear.

## Tenure - Freehold

Accommodation

Front Porch: Quarry tiled step.

Entrance Hall: Radiator, wood floor, stairs to landing.

Sitting Room: 11'8 into bay x 11'6

A bright double aspect room with Bay window to front and large window to the side: fireplace with a decorative stone surround, cast iron inset and tiled slips. Wood floor and radiator.

Family/Dining Room: 17'11 x 9'11

Windows to rear and side, wood floor, feature fireplace with a white surround, cupboard, radiator, walk in under stair storage cupboard and window to side.





Kitchen: 8'8 x 6'9

Window to the side and door to the garden: range of storage units, worktops and stainless steel sink. Plumbing for washing machine, radiator, gas boiler.

Stairs to Landing: Loft access.

Bedroom 1: 16'8 x 9'11 (variable measurements)

Box bay to front and window to side, radiator, wood floor, feature cast iron fireplace, two wardrobes.

Bedroom 2: 9'11 x 8'10

Window to rear and side, feature cast iron fireplace, radiator, wood floor.

Bathroom:

Fitted with a white 3-piece suite that includes a shower attachment and screen above the bath, part tiled walls, window, radiator.

Outside

Front: Hard standing with parking space. (subject to legal verification).

Rear Garden: The property has an enclosed courtyard style garden that extends to about 25' x 21' in an L-shape. There is a patio area and lawn, the garden is enclosed by timber fencing with a side gate.



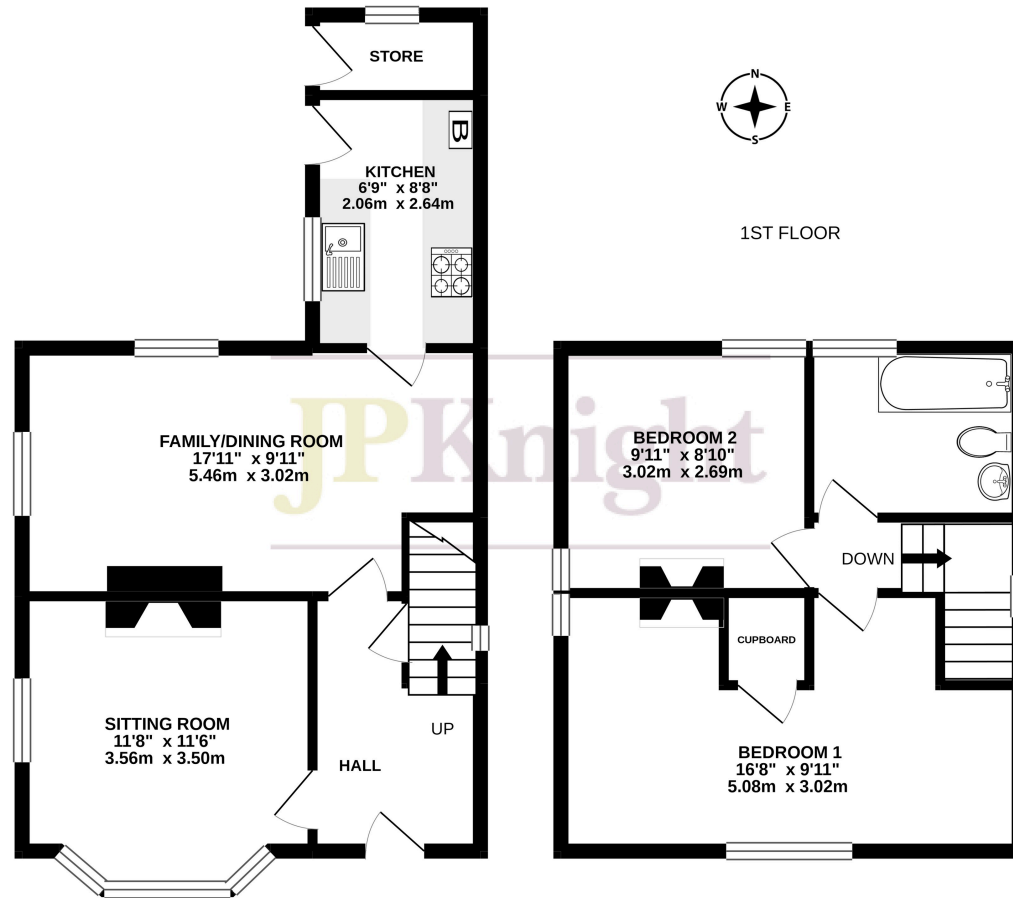
GROUND FLOOR

Directions

Turn right from our office in St Martin's Street and take a left at the traffic lights by Waitrose into High Street. The property will be found about 50 yards on the right by the entrance to the Bull Croft.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(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	

**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 : 818sq.ft. (76.0 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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