



Charter Way, Wallingford OX10 0TE



Charter Way, Wallingford

In a quiet setting close to the town centre a well-presented modern town house forming part of this stylish small development built to a fine specification in 2012. There are two bedrooms and a bathroom on the first floor: the ground floor has a cloakroom and an open plan 24'5 living room/kitchen that opens to the front and rear gardens. It has a parking space at the rear.

Accommodation

The property has an air source heat pump with a combination of under floor and radiator heating.



Tenure - Freehold

Double glazed front door.

Living Room/Kitchen: 24'5 x 12' narrowing to 8'4

Living Area:

Tall window out to the front garden and wood floor.

Kitchen Area:

Casement door and a tall window out to the rear garden: a range of storage units with worktops, stainless steel sink. There is a ceramic hob with extractor hood, electric oven, microwave and washing machine, under stair storage cupboard, wood floor.





Cloakroom:
Fitted with a 2-piece white suite, tiled floor and extractor fan.

Stairs to Landing: Loft access.

Bedroom 1: 12' x 10'2
Feature tall box bay window to the front and radiator.

Bedroom 2: 8'4 x 6' 7 (excl. the doorway)
Tall box bay window overlooking the garden at the rear and radiator. Cupboard housing water tank.

Bathroom:
Fitted with a white 3-piece suite including a bath with shower above, partial tiling and tiled floor, extractor fan and chrome radiator.

Outside

Front Garden:
Area of lawn with a brick wall and a wrought iron gate with a path to a terrace and the front door.

Parking Space: To rear with block paving.

Rear Garden:
Paved terrace, with side walls, store and gate to the parking area.



Directions

Turn right from our offices in St Martin's Street, left at the Waitrose traffic lights, after the petrol station take the next left into Charter Way. Follow the road to the bottom and turn left (proceeding straight ahead) to stay on Charter Way and the property is shortly on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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.



GROUND FLOOR



TOTAL FLOOR AREA : 585sq.ft. (54.3 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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