

PROPERTY AGENTS

**JP**Knight



Radnor Road, Wallingford OX10 0NY





## Radnor Road, Wallingford

A delightful family home situated on a private corner plot on this highly regarded development to the west of town. The property comprises 3 double bedrooms and bathroom whilst the ground floor features a sitting room, dining room and a 17'6 kitchen. Outside there is an open plan front garden, driveway and garage with a superb rear garden extending to 61' in width and facing south, southwest.

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

## Tenure - Freehold

Enclosed Entrance Porch: 5'9 x 5'7

Tiled floor, casement door to:

Hallway:

Stairs to landing with cupboard below, radiator.

Sitting Room: 14'1 x 11'10

Picture window to the front, radiator and open way to:

Dining Room: 10' x 10'

Sliding patio door to the garden and radiator.

Kitchen: 17'6 x 10'9

A bright room with 2 windows and a casement door to the rear: range of storage units, worktops, integrated gas hob with extractor hood above, double electric oven, further appliance space and radiator.







Larder Cupboard: 7'7 x 2'11 Shelving and light.

Stairs to Landing: Side window, radiator and airing cupboard. Loft access.

Bedroom 1: 14'2 x 10'6  
Window to the front and radiator.

Bedroom 2: 10'10 x 10'  
Rear aspect and radiator.

Bedroom 3: 9'3 x 8'5  
Radiator and window to the front.

Shower Room: White 2-piece suite incl. wide shower cubicle, tiling, radiator, window.

Separate wc: Low level suite and window.

Outside

To the Front.

There is a double width 27' long drive with an open plan lawn to the side.

Garage: 16'1 x 8'1

Up/over door: power and side door.

Rear Garden:

A superb feature of the property it extends 61' in width by 38' in depth and faces south, southwest. A paved terrace leads out to a lawn with shrub borders and enclosed by timber fencing and brick walling. Path leads to a side gate.



**Directions**

Proceed north from our offices via St Martins Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Proceed over the mini roundabout into Station Road. After 0.4 mile turn left into Fir Tree Avenue, then first left into Radnor Road, the property is on the right

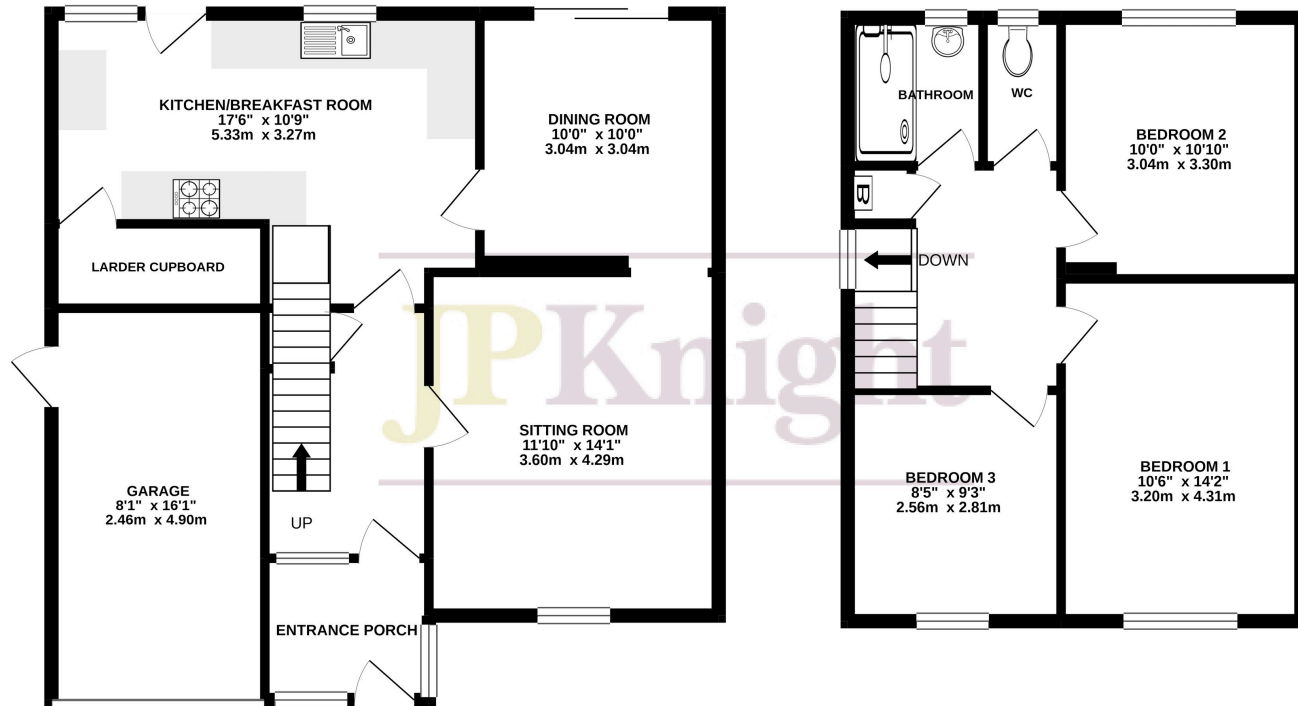
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	
EU Directive 2002/91/EC	

**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

1ST FLOOR



TOTAL FLOOR AREA : 1108sq.ft. (102.9 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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