

PROPERTY AGENTS

**JP**Knight



Wilding Road, Wallingford OX10 8AJ





## Wilding Road, Wallingford

A superbly presented terraced home set in an established residential area just to the north of town and only 0.7 of a mile from its centre. Beautifully modernised by the current owners it has 2 double bedrooms and a refitted bathroom upstairs whilst the ground floor comprises a sitting room, stunning kitchen/breakfast room with adjacent utility room and cloakroom. There is driveway parking for 2 cars and an enclosed south facing rear garden with a timber studio/store. The property is double glazed with gas central heating to radiators.

## Tenure - Freehold

Entrance Hall:  
Stairs to landing.

Sitting Room: 14'5 x 11'4

The room has a feature fireplace with shelves to side of chimneybreast and an attractive wood floor. There is a picture window to the front and radiator.

Kitchen/Breakfast Room: 14'8 x 8'9

Fitted with an attractive range of storage units and wood worktops. Integrated induction hob with extractor hood, electric oven, fridge/freezer and dishwasher. Wood floor, window to garden, down lighters: radiator and under-stair cupboard.







Utility Room: 9'2 x 6'  
 Door to garden, tiled and heated floor, spaces for washing machine and tumble drier. Velux window, down lighters.

Cloakroom: White 2-piece suite, tiled and heated floor, down lighters and window.

Stairs to Landing:  
 Airing cupboard with gas boiler, loft access.

Loft Space: 16' x c. 10' with a ridge height of 9'4.

Bedroom 1: 13'4 x 10'4  
 Two wardrobes, window to front: radiator.

Bedroom 2: 13'2 x 10'3  
 Rear aspect and radiator.

Bathroom:  
 Fitted with a white 3-piece suite including a bath with shower above, Tiling, radiator and down lighters: window.

Outside

To the Front: Driveway parking for 2 cars, side fence and hedge.

Rear Garden: A lovely feature it faces south and has a paved terrace leading to an area of lawn with a path to the store. Timber fencing and shared access to the front.

Timber Store 1: 7'8 x 6'10 Twin glazed doors.  
 Timber Store 2: 6'10 x 3'10



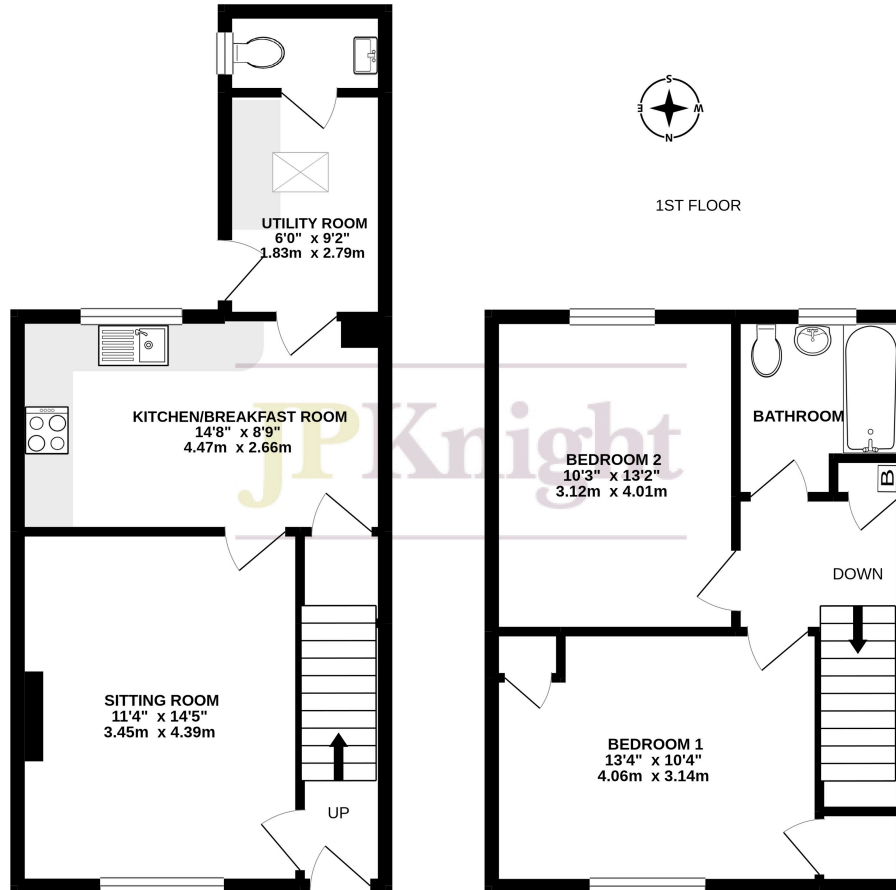
GROUND FLOOR

Directions

Turn left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout and turn next right into St Georges Road. Follow this to the end, it follows round into Wilding Road, the property is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 : 819 sq.ft. (76.1 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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