

PROPERTY AGENTS

JPKnight



St Ruald's Close, Wallingford OX10 0XE



St Ruald's Close, Wallingford

An attractive 2 bedroom end of terrace set in a quiet side street at the head of a small cul-de-sac and within a few minutes walk of the town centre and all its amenities. In addition to two double bedrooms there is a stylish bathroom, 15' living room and a re-fitted kitchen/breakfast room. It has wood floors throughout the ground floor, is double glazed and has a recently installed heating system with gas boiler and radiators. Outside the garden extends to 41' and there is a nearby garage with parking space in front.

Tenure - Freehold

Accommodation

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

Entrance Porch:
Front door.

Living/Dining Room: 14'11 x 11'9 (incl. stairs)

Wood floor, window to front, stairs to first floor, radiator.





Kitchen Breakfast Room: 11'8 x 9'7
Window and door to the garden, range of storage units, worktops, sink unit, spaces for cooker, washing machine, dishwasher, fridge/freezer and tumble drier. Wood floor, radiator and gas boiler.

Stairs to Landing: Loft access.

Bedroom 1: 11'9 x 8'6 (incl. wardrobe)
Window to the rear, radiator and a large full width wardrobe.

Bedroom 2: 11'8 x 8'6
Window to front, radiator, over stair bulkhead.

Bathroom:
Refitted with a white 3-piece suite including bath with shower above, shower screen, low level WC, hand wash basin. Chrome radiator, window, cupboards and down lighters.

Outside
Garage: In block with parking in front.

Rear Garden: Extending to 41' with a paved terrace which leads to an area of grass. It is enclosed by a combination of a wall and timber fencing. Storage space to the side with gate to front.



GROUND FLOOR

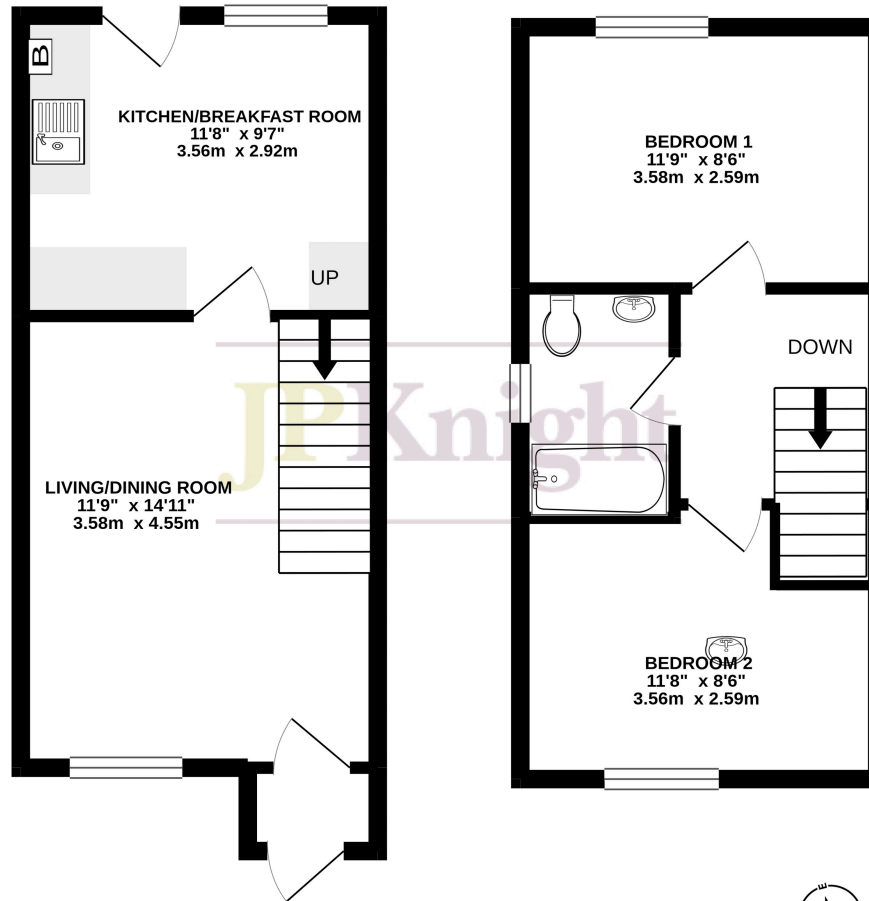
1ST FLOOR

Directions

Turn right from our office and turn left at the traffic lights which leads into High Street, turn second left (after the Waitrose turning) into Goldsmiths Lane, follow along and St Ruald's Close will be found in front/ to the right of you on the corner of the left hand bend.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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: 590sq.ft. (54.8 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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