

PROPERTY AGENTS

JPKnight



Beeching Way, Wallingford OX10 0TG



Beeching Way, Wallingford

A spacious and well presented two bedroom house available on a 50% shared ownership and set at the end of a cul-de-sac within a short walk of the town. In addition to a small enclosed courtyard garden it has 2 parking spaces directly opposite the property. With many rooms having a double aspect the bright and airy accommodation also includes a 15'7 sitting room, a separate kitchen/breakfast room, cloakroom and bathroom.

Tenure - Leasehold

In addition to the 50% purchased (subject to conditions) there is rent on the remaining share.

Accommodation

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

Entrance Hall:

Wood floor, radiator and stairs to landing.

Cloakroom: White 2-piece suite, radiator, window.

Sitting Room: 15'7 x 12'1 A bright double aspect room with wood floor, radiator and under stair cupboard.





Kitchen/Breakfast Room: 15'6 x 8'2
 Double aspect with a window to the front and casement door to the garden. Fitted with a range of storage units, worktops, stainless steel sink and integrated ceramic hob, extractor hood and electric oven. Further appliance space, radiator and gas boiler.

Stairs to Galleried Landing: Tall window to the front, loft access and airing cupboard.

Bedroom 1: 17'11 max. x 15'6
 Tall window to a Juliet balcony at the front, window to rear, radiator.

Bedroom 2: 15'6 max. x 10'3
 Double aspect, radiator.

Bathroom:
 Fitted with a 3-piece white suite including a shower above the bath, tiling, window and radiator.

Outside

To the Front:
 Shrub border, metal railing and path to the front door.
 Outside bin store.
 Two allocated parking spaces opposite the front door.

Rear Garden:
 Mostly paved with a feature gravel area, enclosed by timber fencing with a gated access to the front. Timber Shed.



Directions: Turn right from our office into St Martins Street, left at the traffic lights by Waitrose into the High Street. Follow across the mini roundabout by the Cross Keys pub and take the next left into Charter Way, first right is Beeching Way, the property is at the end.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

