

PROPERTY AGENTS

**JP**Knight



Croft Road, Wallingford OX10 0HT



## Croft Road, Wallingford

Just moments from the town centre an attractive semi-detached house with a secluded west facing garden and parking to the rear. The property comprises two bedrooms and a luxury 10' bathroom, as well as a 15'7 sitting room that opens to a secluded garden: there is a spacious hall opening to a 12' kitchen-breakfast room. The property is double glazed with gas central heating to radiators and is in a non-estate setting within a short walk of the Kinecroft and the shops and restaurants.

## Tenure - Freehold

### Accommodation

#### Entrance Hall:

Featuring a tall bay window to the front, opening to the kitchen/breakfast room. Tiled floor, down lighters, and radiator.

#### Kitchen/Breakfast Room: 12'3 max. x 10'8

Fitted with range of storage units and worktops, stainless steel sink, integrated gas hob, extractor hood, electric oven, fridge and freezer. Further appliance space, tiled floor, down lighters and radiator. Stairs to landing with a storage space and cupboard below.





Sitting Room: 15'7 x 10'4  
 French doors and a separate casement door open to the garden, wood floor, radiator. Shelves flank the chimneybreast.

Stairs to landing:  
 Loft access and airing cupboard.

Bedroom 1: 10'6 x 9'10  
 A window overlooks the garden, wood floor and radiator.

Bedroom 2: 11'7 x 7'5  
 Over-stair wardrobe, 2 windows to the front, radiator and wood floor.

Bathroom: 10'6 x 5'5  
 Fitted with a white 3-piece suite including a shower above the bath, tiled walls and floor, down lighters, window and radiator.

Outside  
 To the Front: Dwarf retaining wall with a path to the front door.

Rear Garden:  
 A private courtyard garden extending to a maximum of 20' it is paved with areas of gravel and enclosed by a combination of timber fencing and brick walling.

Rear gate to:  
 Communal parking area: Allocated parking space.

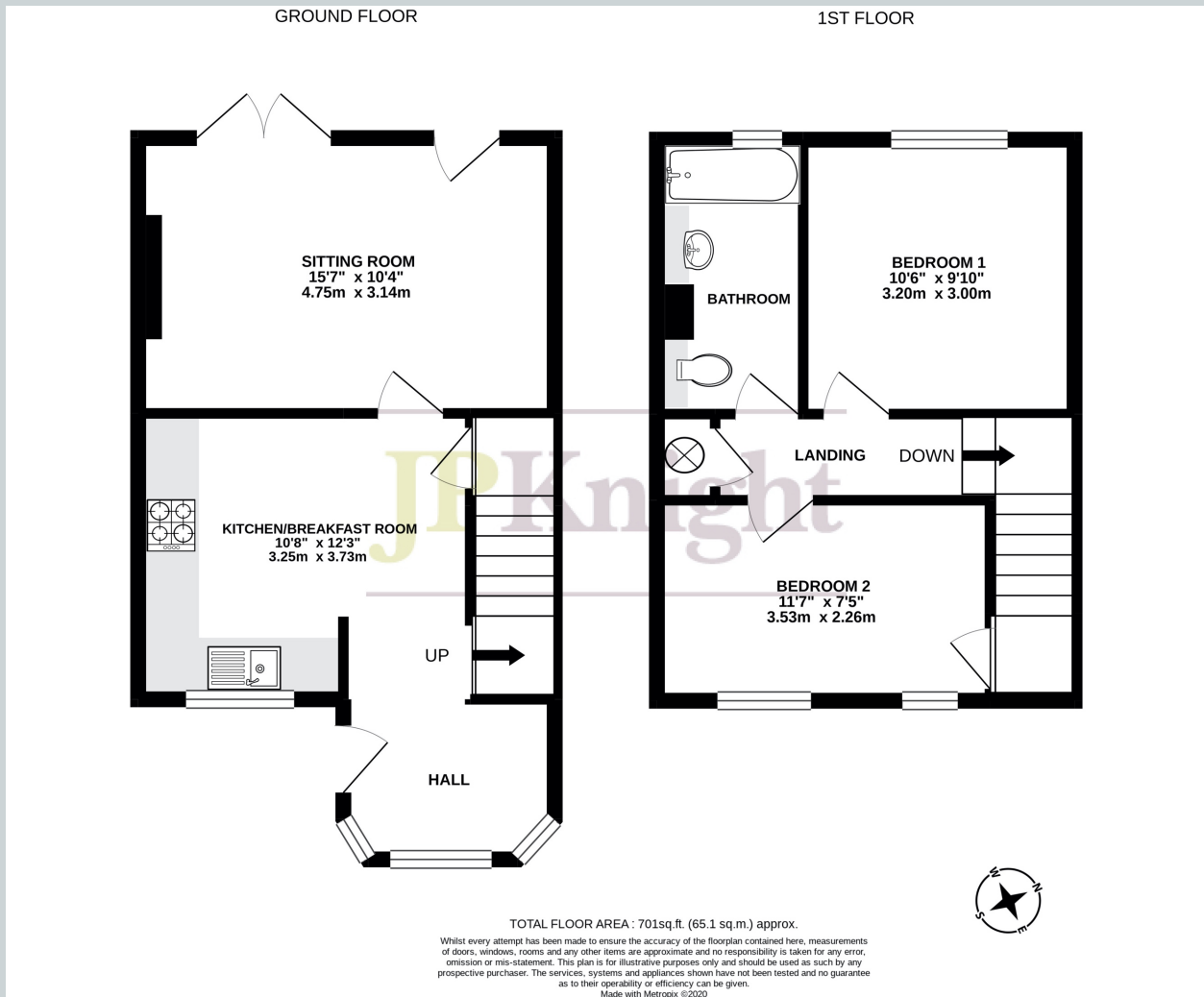


Directions by foot:

Turn right from our offices into St Martin's St and left at the traffic lights by Waitrose into the High St, at the mini roundabout turn left into Croft Road, the house is immediately on the right.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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.



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