

PROPERTY AGENTS

JPKnight



St. Marys Street, Wallingford OX10 0ET



St Marys Street, Wallingford

A delightful detached period cottage that is believed to date from 1865 situated in the heart of the conservation area close to the shops and restaurants of the town centre. The charming accommodation includes 2 double bedrooms, a stylish 4-piece bathroom, kitchen/breakfast room, sitting room and utility room. It features a courtyard garden, outside store and adjacent parking space. Beautifully presented the property is double glazed with gas central heating to radiators.

Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing.

Kitchen/Breakfast Room: 13'4 x 10'6
Window to rear, attractive range of storage units with worktop, sink unit, dishwasher, and a John Lewis range cooker set into a chimney breast with a tiled surround and extractor hood. Radiator, integrated recycling bins, wood floor. Under stair larder cupboard with shelving and access via lift off cover to cellar.

Utility Room: 8' x 8' Window to side, door to rear, sink unit, cupboard, space for fridge freezer and washing machine, tiled floor, cupboard housing gas boiler, cloaks recess.





Outside

Approached via a gate from St Leonard's Lane.

Front Garden: paved courtyard enclosed with brick walls and gate to side path.

Shed: 6'1 x 4' Window, space for tumble dryer.

Rear Garden: Paved with a retaining wall topped with a woven fence screen. Gate to parking area.

Parking space located in Boughon's Mill.



Sitting Room: 13'5 x 9'10' A charming room that features a fireplace with fitted coal effect gas fire, wooden mantel and slate hearth. Window to front. 2 radiators.

Stairs to 1st Floor Landing.

Bedroom 1: 13' 6 x 11'1 Window to rear, radiator, downlighters, loft access.

Bedroom 2: 13'6 x 11'1 Window to front, radiator, over-stair wardrobe.

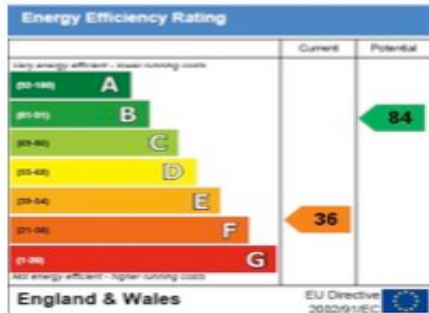
Bathroom:

Fitted with a white 4-piece suite including a separate wide shower cubicle and a panelled bath, tiled walls and floor, window and radiator.

Directions:

Turn left from our offices into St Mary's Street, take the first left into Lower Wharf, then first left into Boughton's Mill.

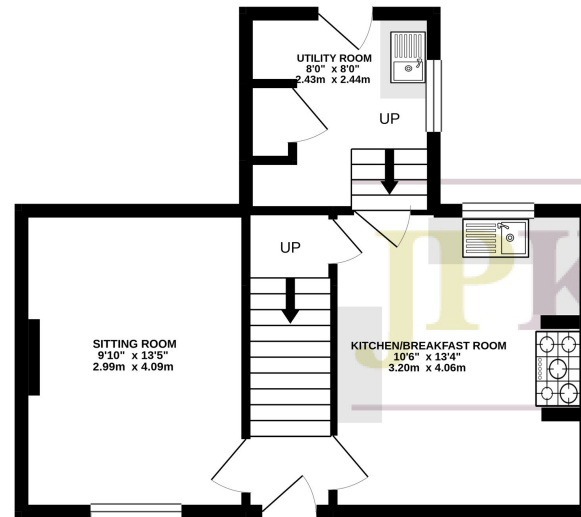
By foot: Proceed south onto St Mary's Street, turn left by the Royal Standard public house, the property is the first on the right.



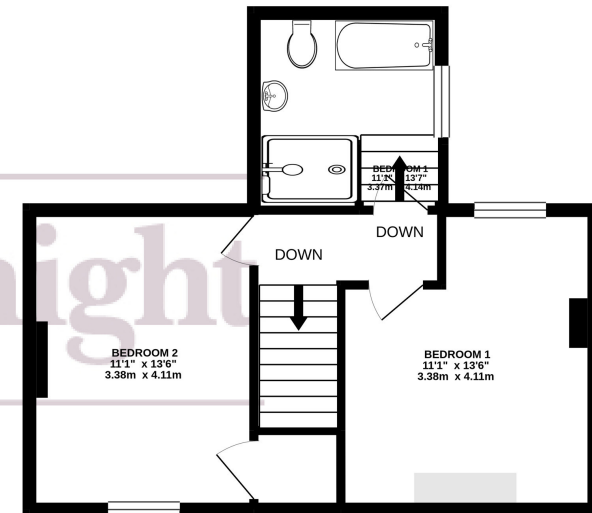
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 657sq.ft. (61.0 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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