

PROPERTY AGENTS

JPKnight



Springdale, Wallingford OX10 0HQ



Springdale, Wallingford

A charming double fronted cottage set in this quiet side road within walking distance of the town. The property has 2 double bedrooms and a luxury 1st floor 4-piece bathroom: downstairs there is a sitting room, dining room, wc and a superb 23'8 kitchen/conservatory/breakfast room. There is a small parking space to the front and a superb south facing garden that extends to 27' with a brick studio.

Accommodation

The property is double glazed and has gas central heating to radiators.

Tenure - Freehold

Entrance Hall: Flanked by windows with a wood style floor and stairs to landing.

Sitting Room: 12' x 11'2

Sash window to the front, feature fireplace with a mantelpiece, wood style floor. Shelves to the side of the chimneybreast, radiator and picture rail.

Dining Room: 12' x 10'2

Cast iron fireplace with wood surround and tiled hearth, sash window to the front, radiator, picture rail and wood style floor. Lift to bed. 2.

Kitchen/Breakfast/Conservatory: 23'8 x 7'10

Range of storage units, quartz worktops, induction hob and double electric oven, fridge, freezer, dishwasher and washing machine. Tiled floor and down lighting. Glazed one end with a door to the garden.





Downstairs wc: White.
Stairs to Landing: Loft access.

Bedroom 1: 12' x 11'2
Sash window to the front, radiator and shelving flanking the chimney breast.

Bedroom 2: 12' x 10'1
Radiator, sash window to the front and an over-stair cupboard with gas boiler. Stiltz lift to dining room.

Bathroom: 9'4 x 6'11
Fitted with a white 4-piece suite of bath and separate wide shower cubicle, bidet/wc and hand basin. radiator, window, tiled floor and fitted drawer unit.

Outside

To the Front:
There is an area of gravel where the owner parks a small car.

Rear Garden:
A superb feature it extends 27' (from the back of the conservatory) and faces south. Predominantly paved it is interspersed with shrub and plant beds, the rear two are raised. A path leads to the studio. There is shared access via the neighbour's garden to the front.

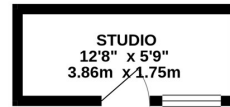
Studio: 12'8 x 5'9 Light and power, bookshelves, door and window to the garden.



GROUND FLOOR

Directions:

Turn left from our offices into St Martin's Street, this leads into St Marys Street, follow this through St Leonards Square and take the next right into St Johns Road, right at the roundabout into Croft Road, the first left is Springdale.

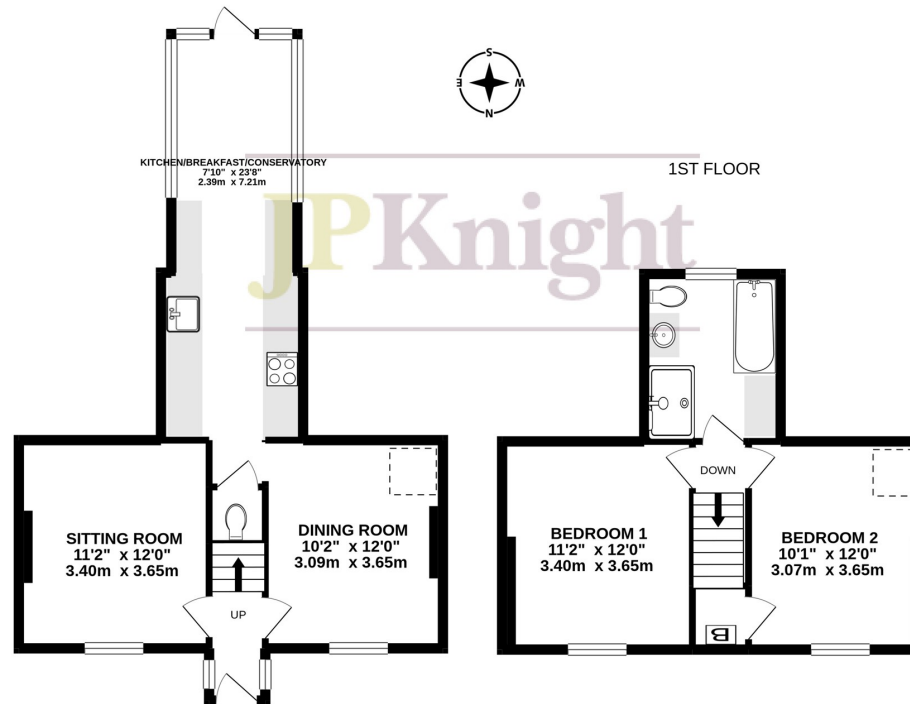


TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 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.



JP Knight