

PROPERTY AGENTS

**JP**Knight



Station Road, Wallingford OX10 0HU



## Station Road, Wallingford

A characterful property believed to date back to the 18<sup>th</sup> Century and in need of complete modernisation.

The property benefits from a secluded southerly facing garden extending to 55ft and brick workshop/studio, three large double bedrooms, kitchen and bathroom.

It is set in the heart of the town, within easy access to local shops and amenities.



## Tenure – Freehold

Accommodation

The property is mostly double glazed throughout.

Entrance Hall: Tongue and groove panelling, door to living room.

Sitting Room: 19'11 (max) x 12'5 Double aspect to front and rear, tiled fireplace with open fire, large walk-in storage cupboard, ceiling timbers, under-stair cupboard.

Kitchen: 9'7 x 5'11 Double glazed window to rear, range of fitted storage units with worktops, stainless steel sink unit, tiling, space for a gas oven and fridge.



Shower Room: 9'2 x 5'9

Double aspect, white 3-piece suite including wash basin, WC and shower, tongue and groove panelling, loft access.

Stairs to 1<sup>st</sup> Floor Landing.

Bedroom 2: 17'10 x 9'1

Double glazed window to front.

Bedroom 3: 10'5 x 9'3 Double glazed window to rear, storage cupboard.

Stairs to 2<sup>nd</sup> floor Landing:

Double glazed window to rear.

Bedroom 1: 15'4 x 12'7 (max)

Scaled ceilings, window to rear, two large storage

Outside

Rear Garden:

A lovely feature it is south facing and extends to 55ft in length. There is a paved terrace leading to a central pathway flanked with lawn and mature shrub/flower borders, timber fencing and brick boundaries. A side gate leads via a right of way over neighbouring property to the front.

Brick workshop/studio: 9'8 x 6'10

Front Garden

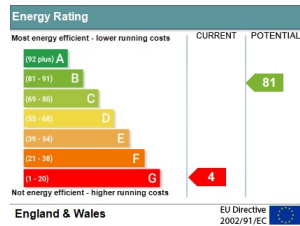
Direct access to paved frontage with space for parking adjacent to the property.



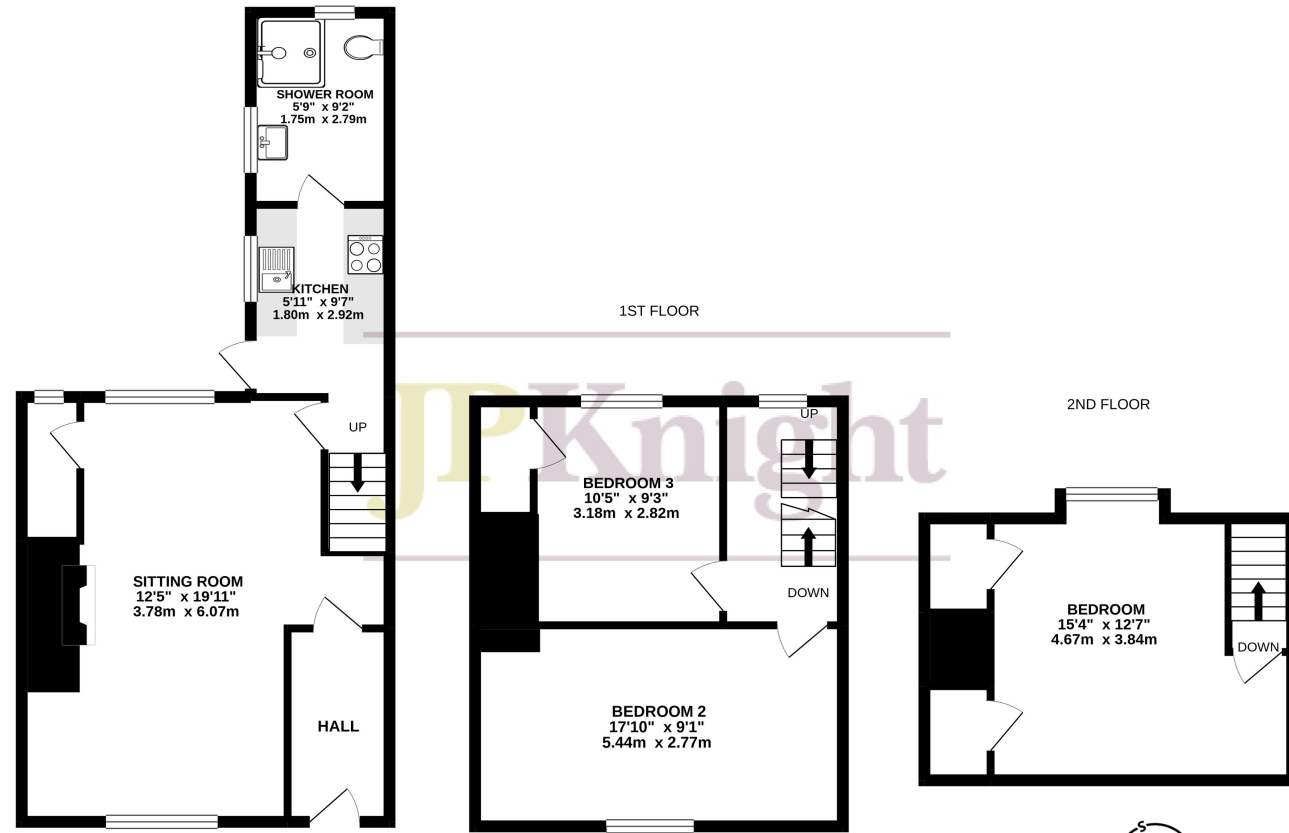
GROUND FLOOR

Directions

Turn right from our offices into St Martins Street, at the traffic lights by Waitrose turn left into the High Street, carry straight on at the mini roundabout by the Cross Keys pub into Station Road, the property is shortly on the left-hand side.



**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 : 1012sq.ft. (94.0 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.  
Made with Metropix ©2021

