

PROPERTY AGENTS

JPKnight



St Nicholas Road, Wallingford OX10 8HX



St Nicholas Road, Wallingford

A charming period property set well back from the road in this established residential area within walking distance of the town: it features a large gated drive as well as a secluded west facing rear garden. The accommodation comprises 3 bedrooms and 2 bathrooms to the 1st floor, downstairs there is a large open plan living/dining room/kitchen, cloakroom and entrance hall.

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



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator, window, stairs to landing with cupboard under.

Cloakroom: White 2-piece suite radiator, down lighter and window.

Living/Dining Room: 24'5 x 20'8 (L-shaped)
A bright room with 2 windows to the front and French doors to the garden, 2 radiators. Open way to:

Kitchen: 12'3 x 8'7 Attractive range of storage units with worktops and stainless steel sink, recess for range with extractor hood, dishwasher, washing machine, fridge and freezer. Tiled floor, window, down lighters and gas boiler.





Stairs to Landing: Window to front.

Bedroom 1: 11'3 x 10'11 Double aspect, range of fitted wardrobes, radiator.

En Suite Shower Room: Fitted with a white 3-piece suite incl. tiled shower cubicle, tiled walls, down lighters and radiator.

Bedroom 2: 12'3 x 8'7 Window to the rear, radiator and loft access.

Bedroom 3: 9'11 x 8' Front aspect and radiator.

Bathroom: Featuring a white 3-piece suite incl. a freestanding roll top bath, tiled walls, wood style floor, window, radiator, down lighters.

Outside

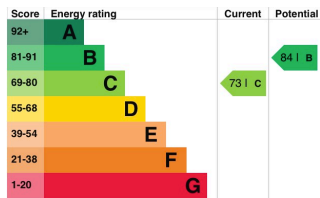
To the Front: The property is approached over a 5-bar gate the drive extends to 61' in length and features a large gravel drive with an area of lawn and a bank of established shrubs. Timber fencing and hedge.

Rear Garden: Facing westerly there is a full width paved terrace leading to a lawn with flower border and timber fencing with side gate.



Directions

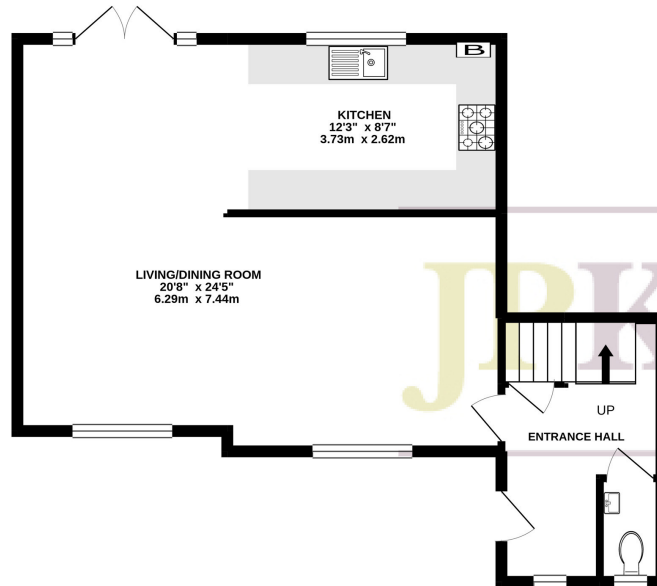
Turn right from our offices into St Martin's Street, left at the traffic lights into the High Street and over the mini roundabout into Station Road. After 0.2 of a mile turn right into St Nicholas Road, the property is on the left.



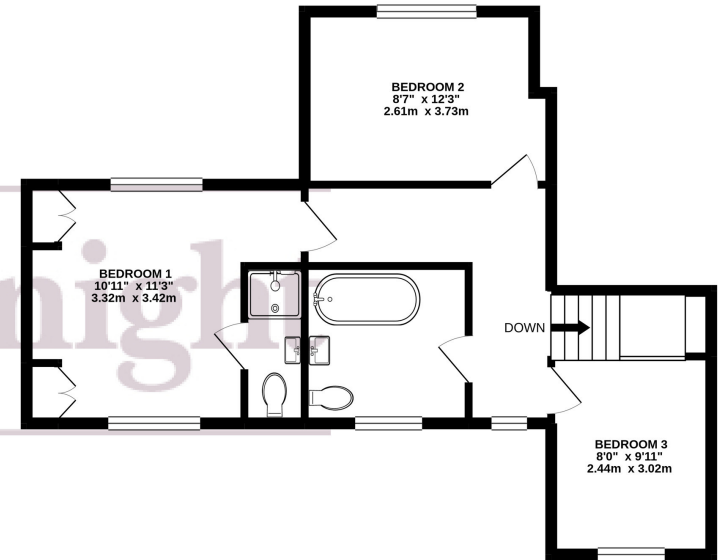
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1592sq.ft. (147.9 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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