

PROPERTY AGENTS

**JP**Knight



14 Rowland Close, Wallingford OX10 8LA





## 14 Rowland Close, Wallingford

### Description

Set in a secluded Cul de Sac on this established development close to Wallingford Secondary School and within walking distance to the town centre is this well presented end of terrace home with a large secluded rear garden, garage and parking space.

Accommodation includes two bedrooms, a bathroom, sitting room with French doors to the garden and kitchen. There is a large partially converted loft with a Velux window offering potential for additional accommodation subject to the appropriate consent.

## Tenure - Freehold

### Accommodation

The property has gas central heating and double glazing throughout.

Entrance Hall: Radiator, stairs to landing.

Kitchen: 11'5 x 6'4 Window to front, a range of storage units and worktop, electric oven with extractor hood above, space for dishwasher and washing machine, integrated fridge freezer, boiler.  
Sitting Room: 13'10 x 12'8 French doors to rear garden, radiator, gas fire.







Stairs to landing: Loft access.

Bedroom 1: 10'9 x 10'4 (Excluding wardrobe)  
Window to front, fitted wardrobe, airing cupboard.

Bedroom 2: 12'9 x 7'11 Window to rear, radiator.

Loft: 10'7 x 9'2 Velux window, tongue and groove panelling.

Outside

To the rear there is a large garden mainly laid to lawn, with paved area and pathway to gated side access, a timber fence and brick wall boundary and garden shed.

To the front there is a pathway to the front door with an external storage cupboard and driveway leading to the garage and parking spaces.



## Direction

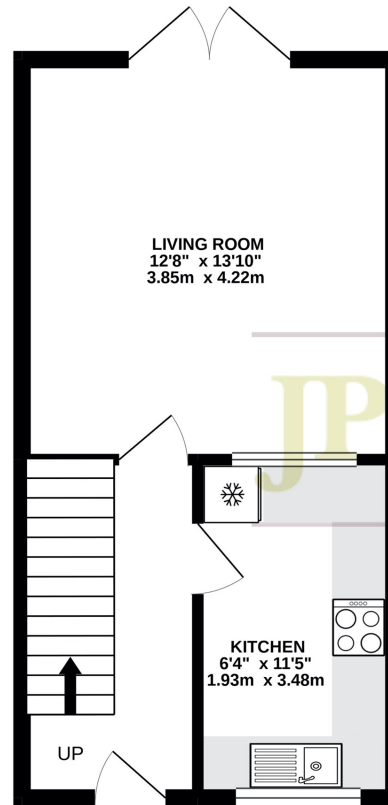
Turn right from our offices to the crossroads by Waitrose. Turn left into High Street. Just after the mini roundabout turn right into St George's Road, Rowland Close is on the left after quarter of a mile, the property is in the Cul de Sac on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	70   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

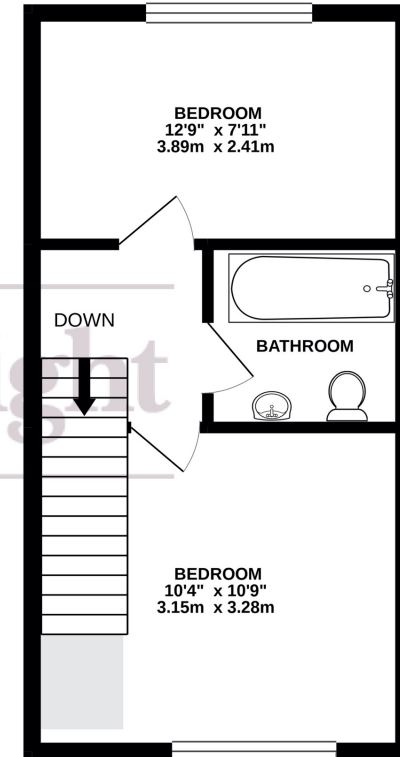
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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