

PROPERTY AGENTS

**JP**Knight



St Johns Road, Wallingford OX10 9AW



## St Johns Road, Wallingford

A delightful Victorian mid terrace property with a south facing garden and side access to the rear.

The accommodation includes two double bedrooms to the first floor, a bathroom, sitting room and kitchen/dining room to the ground floor.

The property benefits off street parking and is within walking distance to the town centre shops and amenities with just a short walk across the Kinecroft.

## Tenure - Freehold

Accommodation

The property is double glazed throughout with gas central heating to radiators.

Sitting Room: 12'0 x 10'7 Half glazed front door with glazed sidelights, wood style flooring, brick fireplace with tiled hearth and wooden mantel, two shelved recesses.

Kitchen/Dining Room: 15'11 x 9'5 Top glazed stable door and window to the rear, cream shaker range of storage units and wood effect worktops, gas hob and electric oven with extractor hood above, tiling, space for fridge/freezer, under stair storage cupboard, column radiator.





Bathroom: Window to rear, three-piece white suite with bath and shower above, chrome radiator.

Lobby with stairs to landing, loft access.

Bedroom 1: 12'4 x 8'0 (max) Window to front, wood floor, radiator.

Bedroom 2: 12'5 x 9'8 (max) Window to rear, wood floor, radiator, fitted wardrobe (housing boiler), exposed shelving and hanging rail.

#### Outside

To the rear there is a path leading to a paved area and lawn, green house, vegetable beds, flower and shrub borders, gated storage area and shed, timber fencing.

Home Office/Utility: 7'8 x 5'1 Window to side with stable door, storage cupboard, space for washing machine, built-in desk area, power and light, downlighters.

To the front there is a gravel drive flanked with raised flower beds and steps to the front door, electric car charging point.



### Directions

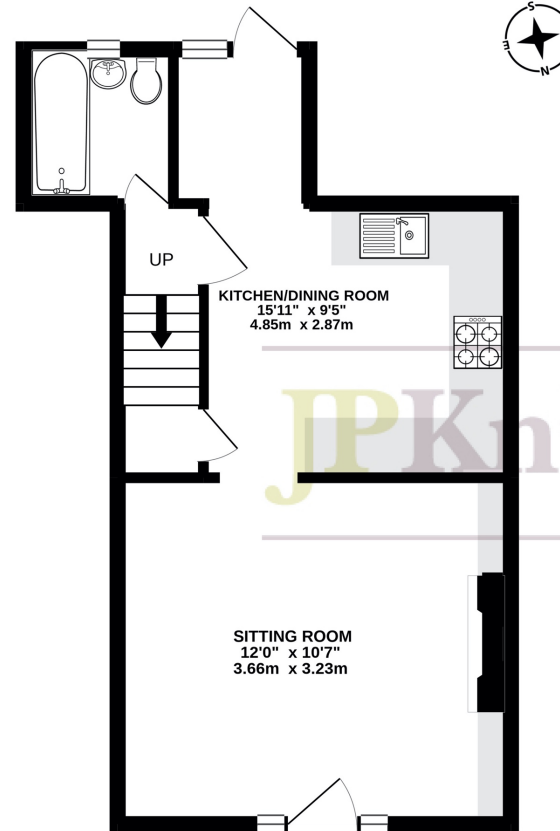
Turn left from our offices into St Martin's Street, follow the one-way system through town, past St Leonard's Square and then turn first right into St Johns Road, follow this across the mini roundabout the property is shortly on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

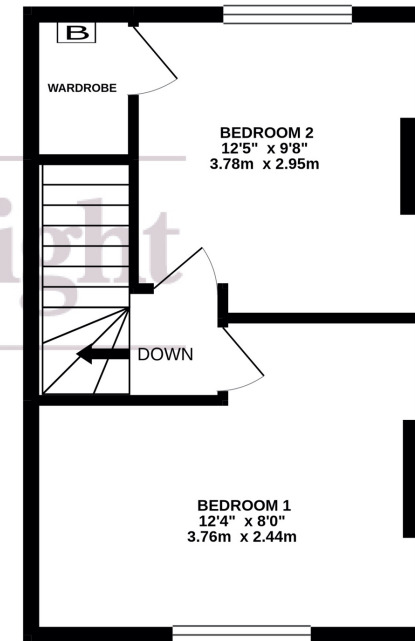
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 602sq.ft. (55.9 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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