

PROPERTY AGENTS

JPKnight



Wantage Road, Wallingford OX10 0LT



Wantage Road, Wallingford

In an attractive residential area just over a mile from the town a semi detached single storey property in need of updating and offering further potential. It is set on a small service road and features a driveway, garage and to the rear, a secluded, south-west facing 85' rear garden.

Currently the accommodation comprises 3 bedrooms, bathroom, sitting room with adjacent garden room and an extended 21' kitchen/breakfast room.



Tenure - Freehold

Accommodation

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

Entrance Hall: Radiator, down lighters, airing cupboard and loft access.

Sitting Room: 14'3 x 11'9 Featuring a fireplace with pine surround, radiator and bi-fold glass doors to:

Garden Room: 11'1 x 7'2 Picture window and casement door to garden.





Outside

To the Front: Block paved drive with an area of lawn in front of the property, dwarf brick wall and shrub beds.

There is a further area of garden the other side of the service road.

Garage: 15'9 x 7'7 Up/over door, power, door to the garden.

Rear Garden: A lovely feature it extends to 83' and faces south westerly. A paved terrace leads to an area of lawn with established shrubs and plants to the borders. Pathway to the greenhouse and garden shed. It is enclosed with timber fencing.



Kitchen/Breakfast Room: 21' x 9'11 Featuring a triple aspect with French doors to the garden, side window and door to the drive. Range of cupboards, worktops, stainless steel sink, appliance spaces. Radiator and gas boiler.

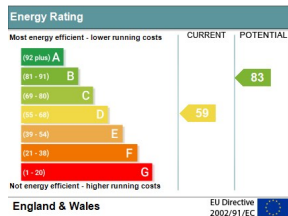
Bedroom 1: 13'2 x 10'6 Front aspect, wardrobe and radiator.

Bedroom 2: 11'5 x 9'8 Bay window to the front, radiator and wardrobe.

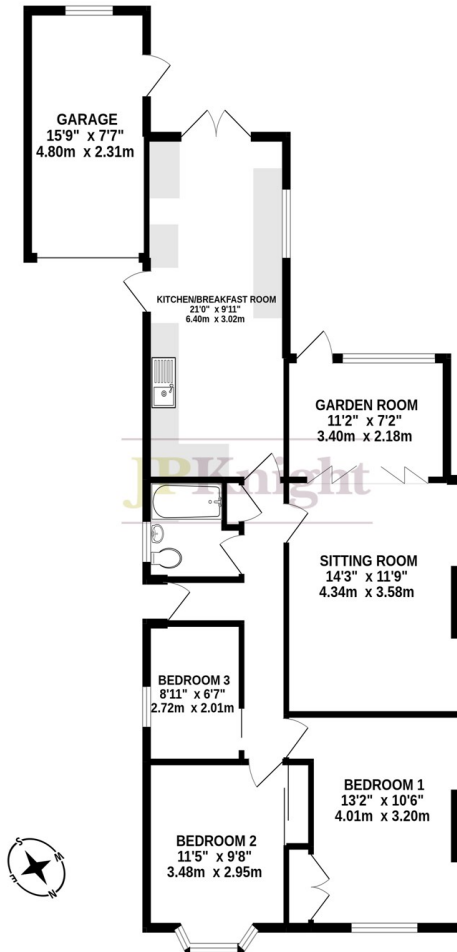
Bedroom 3: 8'11 x 6'7 Side aspect and radiator.

Bathroom: Three-piece suite, tiling and window.

Directions: Turn right from our offices to the town centre crossroads. At the traffic lights turn left by Waitrose into the High Street. Proceed over the roundabout into Station Road which becomes the Wantage Road. Towards the end turn into the service road 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.



TOTAL FLOOR AREA : 915sq.ft. (85.0 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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