

PROPERTY AGENTS

JPKnight



St Rumbold's Road, Wallingford OX10 0DL



St Rumbold's Road, Wallingford

A beautiful 3 bedroom home tucked away in this private side road just moments from the town centre: the property features 2 parking spaces and a fabulous 80' south facing garden. The accommodation is arranged over 3 floors, along with the 3 bedrooms there is an en suite shower and 4-piece bathroom, whilst the ground floor comprises a 19' kitchen and an extended 25' x 14' living/dining room.

The road is adjacent to the Kinecroft and the shops and restaurants of the town are all within easy walking distance.

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

Tenure - Freehold

Accommodation

The front door opens to:

Kitchen: 18'10 x 7'4 It is attractively fitted with a range of storage units, wood worktops and a stainless steel sink. Gas hob with extractor hood, electric oven and further appliance space. It has down lighters, radiator and a gas boiler: there are 3 sash windows to the front.

Living/Dining Room: 25'4 x 14' A bright space with a lantern light and French doors and separate window to the garden, wood floor, 3 radiators, down lighters, under-stair cupboard and cupboard to side of chimneybreast.





Inner Hall: Door to the garden, wood floor, radiator and stairs to upper levels.

Stairs to Landing: Sash window to the rear.

Bedroom 2: 10'7 x 9'7 Feature cast iron fireplace, sash window to the front, picture rail, radiator.

Bedroom 3: 10'3 x 9'4 Sash window overlooking garden, radiator, feature cast iron fireplace.

Bathroom: Fitted with a white 4-piece suite incl. a roll top bath and shower cubicle, radiator, sash window, picture rail.

Stairs to 2nd Floor Landing.

Bedroom 1: 12'10 x 11'10 (floor level) Two velux windows to the rear, 2 radiators, panelling and eaves cupboards.

En Suite Shower: 3-piece white suite, tiled floor, down lighters.

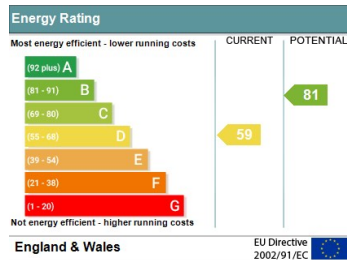
Outside

To the front there are 2 gravel parking spaces opposite the front door.

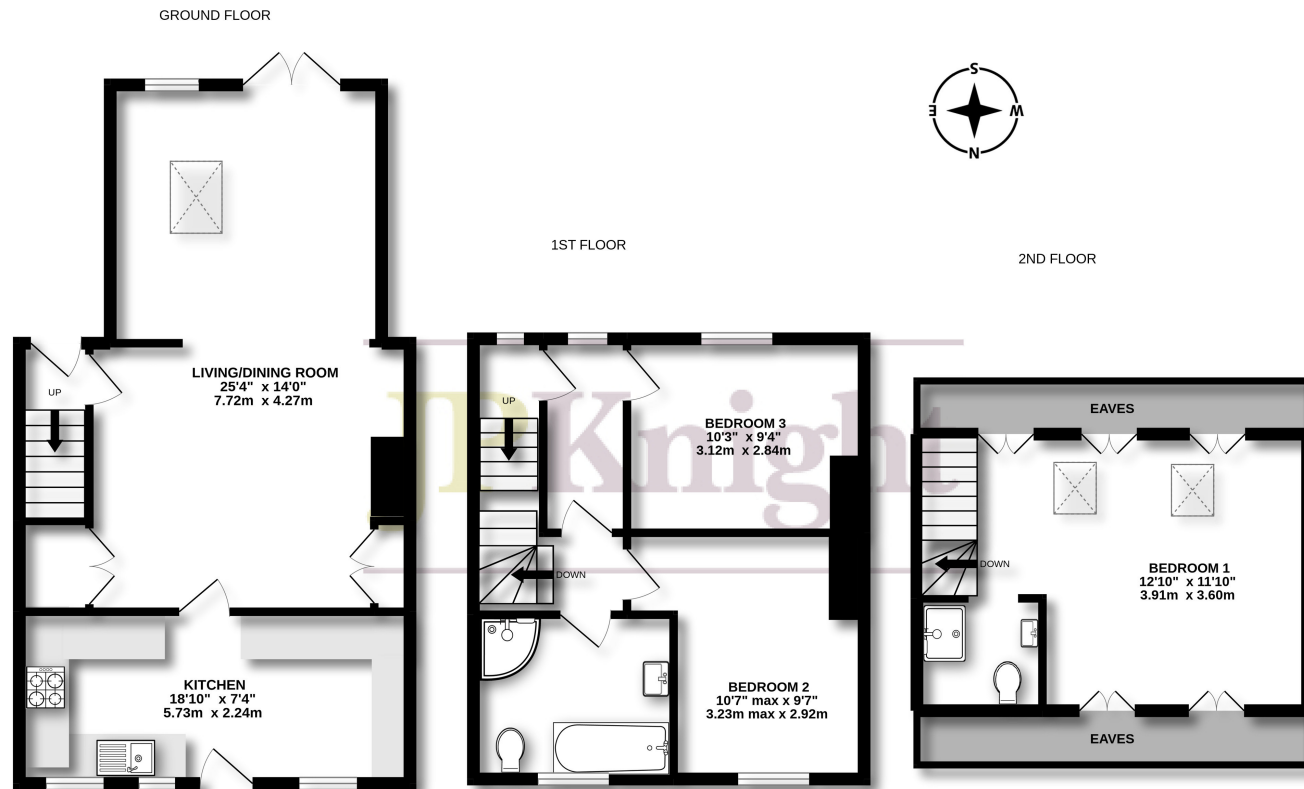
Rear Garden: A fabulous feature of the property it extends to 78' in length and faces south. There is a terrace and gravel seating area with steps to a lawn which runs to the end. Raised flowerbeds and paved path, enclosed by timber fencing and mature conifer hedging. Raised deck with pergola at the bottom.



Directions Turn right from our offices into St Martin's Street, left at the traffic lights into the High Street. Immediately after the Waitrose car park entrance turn left into Goldsmith Lane, through the width restriction, the road is on the right just on the left hand bend.



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 : 1206sq.ft. (112.0 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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