

PROPERTY AGENTS

JPKnight



St Georges Road, Wallingford OX10 8HJ



St Georges Road, Wallingford

A delightful three bedroom detached home set in this established residential area within walking distance of the town centre and abutting the Bull Croft.

Accommodation comprises a fabulous 22' sitting room with log stove, spacious kitchen breakfast room, three bedrooms and two bathrooms. There is a large loft room that could be used as additional accommodation subject to the appropriate consents.

The property benefits a driveway with parking for several cars and a secluded rear garden with gated access to the front.



Tenure - Freehold

Accommodation

The property is double glazed throughout with underfloor heating to the ground floor and gas central heating to radiators on the first floor.

Entrance Hall: Wood style flooring, under-stairs cupboard, stairs to landing.

Cloakroom/Utility: Window to side, wood style flooring, WC, stainless steel sink unit with storage and space for washing machine.

Kitchen: 13'3 x 12'7 Window to front, range of storage units with worktop, space for fridge/freezer, integrated dishwasher, stainless steel sink unit, electric oven, gas hob with extractor hood above, boiler, tiled floor, downlighters.





Sitting Room: 22'1 x 12'7 Wood style floor, French doors and window to rear, inset log stove with tiled hearth.

Stairs to Landing: Window to side.

Bedroom 1: 18'6 x 12'3 (excluding wardrobes) French door with Juliet Balcony and window to rear, two fitted wardrobes, radiator.

Ensuite Shower Room: Window to side, white three-piece suite, tiling, downlighters, chrome radiator.

Bedroom 2: 11'10 x 9'11 Window to front, scaled ceilings, radiator.

Bedroom 3: 9'10 x 6'7 Window to front, storage cupboard, loft access, radiator.

Bathroom: Window to side, white three-piece suite including vanity sink unit and storage cupboard, chrome radiator.

Loft room: 22'2 x 11'10 Scaled ceilings, Velux window, storage cupboard.

Outside

There is a walled frontage with timber fence to the side, block paved pathway to the front door with lawn and hedge border and driveway parking for two/three cars.

To the rear there is a raised decked area with metal/wood balustrade, lawn and timber fence with gated access to the front.

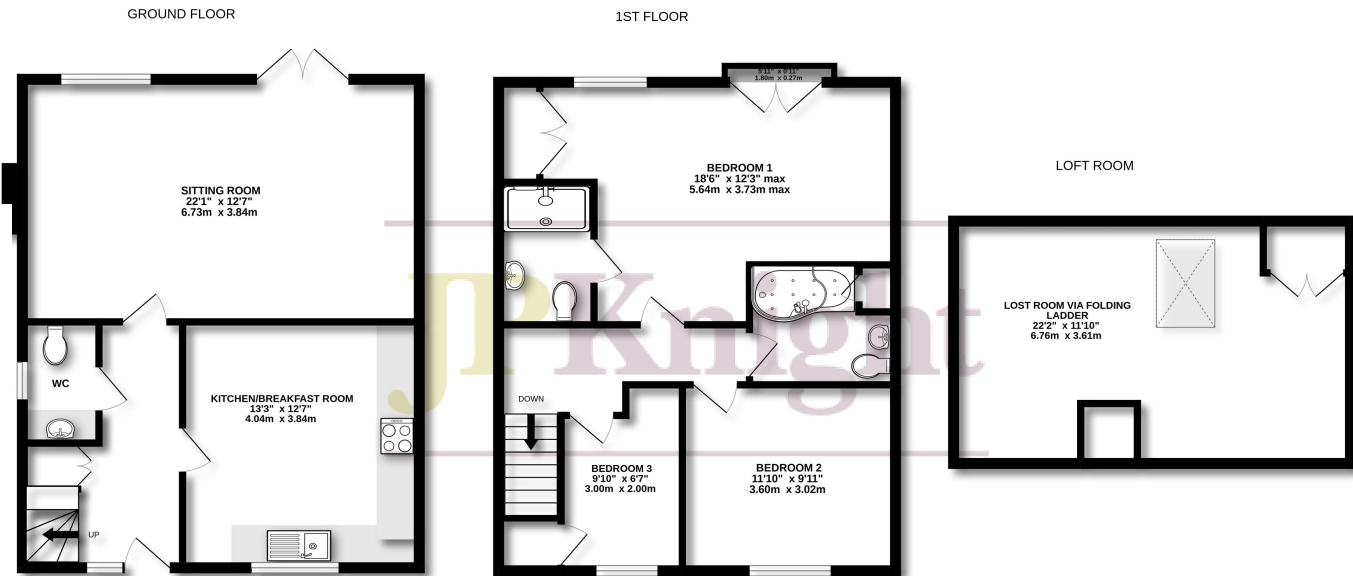


Directions

Turn right out of our offices. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St George's Road. The property is on the right adjacent to the side entrance to the Bull Croft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 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.



TOTAL FLOOR AREA : 1163sq.ft. (108.0 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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