

PROPERTY AGENTS

JPKnight



Charter Way, Wallingford OX10 0TD



Charter Way, Wallingford

A semi-detached family home situated in this established residential road just to the west of the town and just ½ a mile from the shops in the centre.

It comprises an 18' sitting room and 19' kitchen-breakfast room with garden room, upstairs there are 3 bedrooms, bathroom and separate wc. Outside there is driveway parking leading to an integral garage and a secluded and established 42' southwest facing garden.



Tenure - Freehold

Accommodation

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

Enclosed Entrance Porch: Radiator.

Sitting Room: 17'11 x 10'10 The room has a brick fireplace with wood mantelpiece, 2 radiators and picture window to the front.

Inner Lobby: Stairs to landing with cupboard under, radiator, internal window and door to garage.





Kitchen/Breakfast Room: 19'3 x 7'7 Window and door to the garden, range of storage units, worktops, stainless steel sink. Integrated gas hob, extractor hood, double oven and fridge/ freezer, with freestanding dishwasher and washing machine. Door and window to:

Garden Room: 8'1 x 8' Glazed, door to garden.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 10'8 x 10'1 Front aspect, radiator.

Bedroom 2: 14'1 x 8'10 Front aspect, radiator.

Bedroom 3: 10'11 x 8'10 Rear aspect, radiator.

Bathroom: White 2-piece suite, shower above the bath, tiling, window, radiator.
Separate wc: low level suite, window.

Outside

To the Front: Driveway and path to the front door, small lawn and a number of established shrubs.

Garage: 16'8 x 7'9 Up/over door, door to house.

Rear Garden: A lovely feature it extends to 42' in length and faces southwest. A paved terrace leads to an area of lawn with banks of mature shrubs to the borders, further paved terrace at rear, timber fencing and side gate.

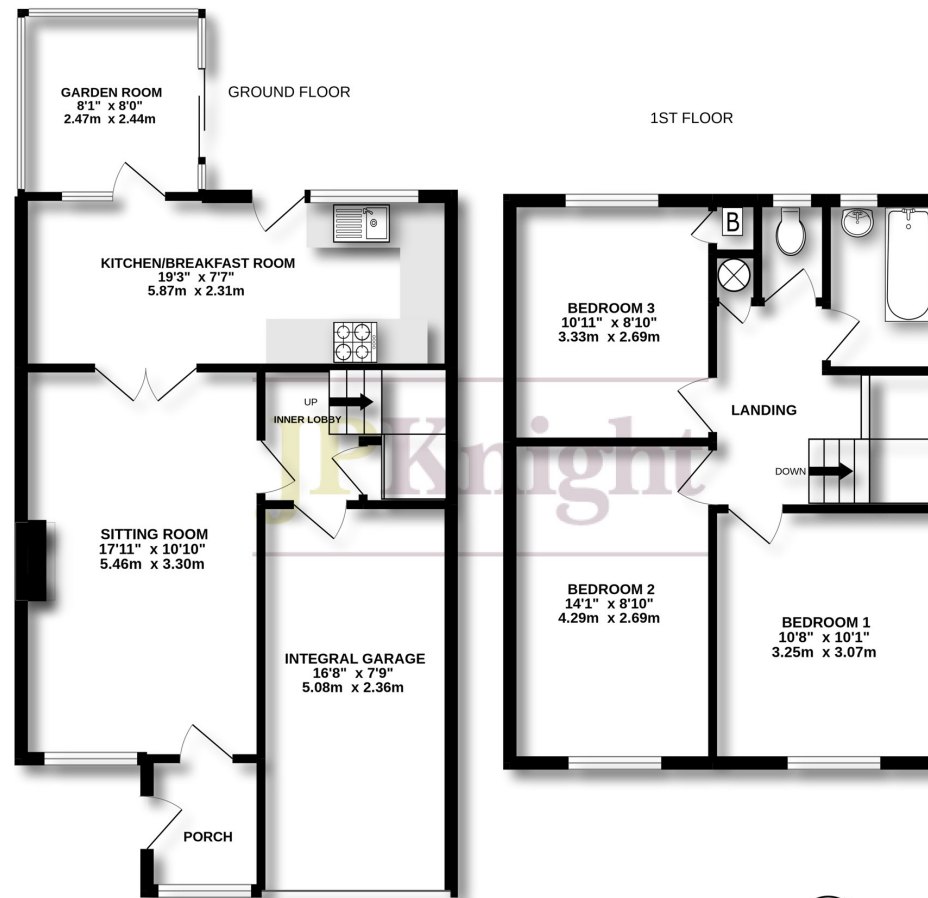


Directions:

Turn right from our offices in St Martin's Street, left at the Waitrose traffic lights, after the petrol station take the next left into Charter Way. The property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
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: 900sq.ft. (83.6 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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