

PROPERTY AGENTS

JPKnight



Sovereign Place, Wallingford OX10 9GF



Sovereign Place, Wallingford

An immaculately presented detached family home set on this established development with close proximity to the town centre shops and amenities. Accommodation benefits a spacious and newly decorated double aspect living room with doors to the garden, a recently updated contemporary kitchen/dining room also with doors to the garden and a cloakroom. On the first floor there are four good sized bedrooms and two bathrooms. Outside the rear garden has been beautifully landscaped with two patios leading to an established lawn flanked with mature borders, water feature and pond. The front is enclosed with wrought iron railings and a driveway with parking for several cars leading to the garage.

Tenure - Freehold

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

Accommodation

Entrance Hall: Tiled floor, radiator.

Kitchen/Dining Room: 30'8 x 10'2 (max) Window to front and rear and French doors to garden with glazed sidelights, range of storage units with quartz worktop, induction hob with interactive extractor hood above, integrated dishwasher, washing machine and tumble dryer, double oven, 4 in 1 tap, water softener, space for fridge/freezer, boiler, storage cupboard, tiled floor, downlighters, two radiators.

Cloakroom: White two-piece suite, tiled floor, radiator.





Living Room: 17'10 x 10'7 Double aspect with French doors to the garden, fireplace with wooden mantel, marble surround and hearth and electric stove, two radiators.

Stairs to landing: Window to rear, loft access, radiator.

Bedroom 1: 19'10 (max) x 10'2 Double aspect, fitted wardrobe, radiator.

Ensuite shower room: Window to side, white three-piece suite including basin with vanity, tiling, wood style flooring, downlighters, chrome radiator.

Bedroom 2: 11'8 x 8'7 Double aspect, radiator.

Bedroom 3: 10'10 x 8' Window to rear, radiator, wood style flooring.

Bedroom 4: 10'4 (max) x 9'7 Window to front, radiator.

Bathroom: Window to front, white three-piece suite, wood style floor, downlighters, radiator.

Outside

The front has a shrub border with slate chippings enclosed with wrought iron railings and driveway to the side leading to the garage with parking for three cars.

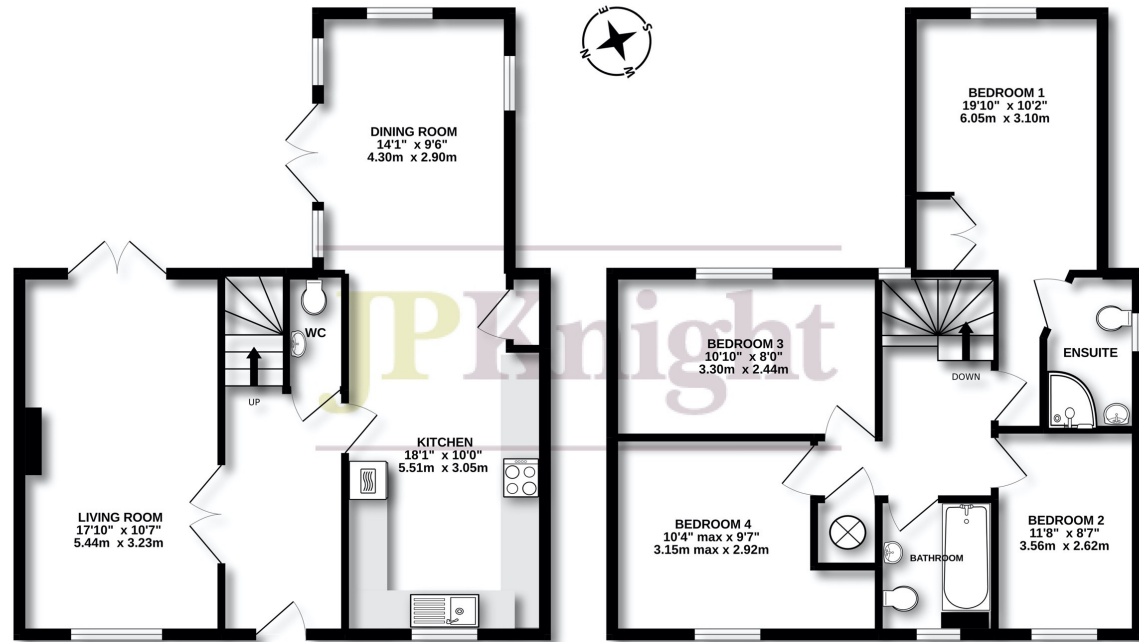
Garage: 16'3 x 8'7 Up and over door with side door to garden, light and power.

The rear garden is beautifully landscaped with two patios leading to an established lawn flanked with flower and shrub borders, a raised pond, water feature, timber fence boundary and gated access to the driveway.



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 and take the 2nd left into Sovereign Place, follow the road along, the property is on the left.

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



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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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.



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