

PROPERTY AGENTS

**JP**Knight



Imray Place, Wallingford OX10 9FW





## Imray Place, Wallingford

Situated within walking distance of Wallingford town centre, this three bedroom end of terrace property features a lovely kitchen/breakfast room with integrated appliances and patio doors to the garden. Downstairs there is also a dual aspect, light and airy sitting room and a cloakroom. Upstairs there is a master bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

Outside there is a south facing garden, single garage and driveway parking for two cars. The property is tucked away at the bottom of the development close to the pedestrian walkway leading to the town centre and in a quiet position.



## Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

### Accommodation

Entrance Hall: Wood style flooring, radiator, tiled floor.

Kitchen/Breakfast Room: 17'10 x 9'6 Window to side and French doors to garden, range of storage units and worktop, stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, double oven, gas hob and extractor hood above, boiler, radiator, downlighters

Cloakroom: White two-piece suite, tiled floor.







Living Room: 17'10 x 10'5 Double aspect, two radiators.

Stairs to landing: Radiator, loft access.

Bedroom 1: 13'4 (max) x 12' (excl. wardrobes) window to front, fitted wardrobes, radiator.

Ensuite shower room: Window to front, white three-piece suite, tiling, downlighters, chrome radiator.

Bedroom 2: 10'8 x 9'9 Double aspect, airing cupboard, radiator.

Bedroom 3: 8'7 x 7'5 Window to side, radiator.

Bathroom: Window to side, white three-piece suite, tiled wall and floor, chrome radiator, downlighters.

Outside

There is a path to the front door flanked with mature shrubs and lawn. There is driveway parking for two cars leading to a garage.

Garage: 20'0 x 9'10 Up and over door, light and power.

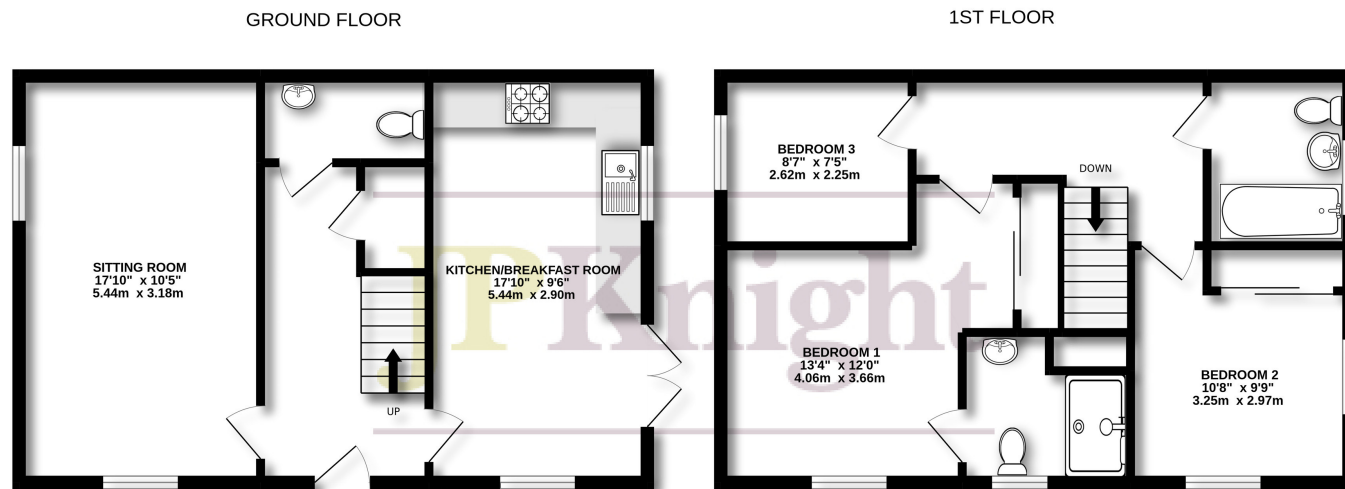
To the rear there is a large patio leading to a lawn with a brick wall and timber fence boundary, shrubs and plants and gated access to the front.



### Directions

Take a left from our office and through the Market Place and into Reading Road, turn left at the next right into St John's Road and carry along until you reach a right turn into Borough Avenue. Take the next left and then right into Imray Place.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 992sq.ft. (92.2 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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