

PROPERTY AGENTS

JPKnight



The Murren, Wallingford OX10 9DZ



The Murren, Wallingford

In a lovely setting, abutting Winterbrook just to the south of the town, a delightful modern town house with undercover parking and a secluded south facing garden.

To the first floor there are 2 bedrooms and a bathroom whilst the ground floor has a 15' living/dining room with fireplace, garden room, cloakroom and a kitchen. This attractive development also has a communal tennis court and riverside meadow which provides access to the Thames path.

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



Tenure – Share of Freehold

Accommodation

Entrance Porch: Bin store.

Entrance Hall: Window to the front, radiator and stairs to landing with cupboard under.

Cloakroom: White 2-piece suite and radiator.

Living/Dining Room: 15' x 13'9 max. Window overlooking the rear garden, fireplace, mahogany surround, marble inset and hearth, shelving to one side, Egg and Dart cornice, French doors to:

Garden Room: 7'9 x 6'7 Set on a brick plinth with a tiled floor and glass roof: radiator and casement door to the garden.





Kitchen: 8'6 x 8'6 With a front aspect and fitted with a range of cream storage units with worktops, gas hob, extractor hood, electric oven, further appliance spaces, tiled floor.

Stairs to Landing: Radiator, loft access, large linen cupboard.

Bedroom 1: 15' x 9'6 Two windows overlook the rear garden, radiator, coved ceiling.

Bedroom 2: 11'9 x 8'5 Two windows to the front, radiator, cupboard housing gas boiler.

Bathroom, 8'7 x 6'7 Fitted with a white three-piece suite including a shower unit and screen above the bath, tiling, radiator.

Outside

Rear Garden: A lovely feature the garden is secluded, faces south and extends to 32' in length. Predominantly paved with inset shrub and plant beds it offers an enjoyable outside space with low maintenance. It is enclosed by timber fencing with gated rear access.

Under-cover Parking Space: The entrance is in the middle of the block.

Communal Areas: A gate from the far end of the building leads into communal land that comprises a large lawn leading to a hard Tennis Court. Beyond this there is an attractive meadow that runs down to the Thames path.



Directions

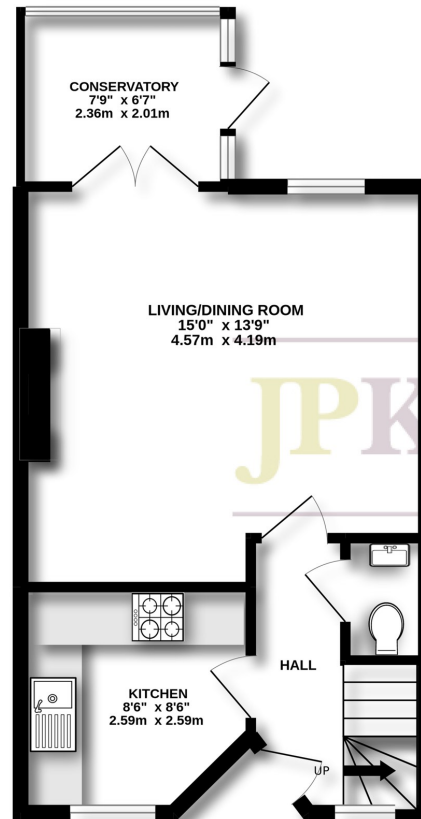
Turn left from our offices into St Martin's Street, continue through the Market Place into St Mary's Street and then out onto the Reading Road, The Murren is on the left after 0.3 of a mile.

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

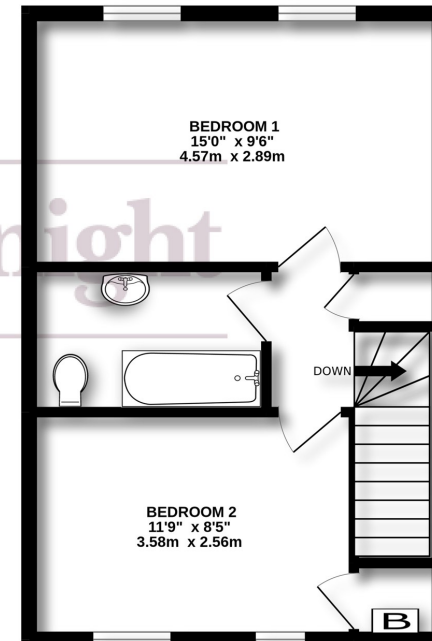
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 743sq.ft. (69.0 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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