

PROPERTY AGENTS

JPKnight



High Street, Wallingford OX10 0BW



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Set in the centre of town a fabulous period home that was fully refurbished in 2018 to a delightful standard. Arranged over three floors the accommodation includes three bedrooms and two bathrooms: the ground floor has an 18' sitting room, utility, cloakroom and a superb 17' x 14' kitchen-breakfast room with vaulted ceiling and doors out to an established and private walled garden. The owner currently has a parking permit within the town.

The property has gas central heating to radiators.

Tenure - Freehold

Front door to:

Sitting Room: 18'5 x 11' max. Secondary glazed window out the front, down lighters, radiator, 2 cupboards, one a large walk-in.

Inner Hall: Limestone floor, stairs to landing, French doors to:

Lobby: Limestone floor, radiator, loft access.

Cloakroom: Fitted with a white two-piece suite, down lighters, radiator, limestone floor.

Kitchen/Breakfast room: 17' x 13'11 A superb room with a vaulted 11' ceiling and four skylights, sliding patio doors to the gardens and side window. It is fitted with an attractive range of storage units, wood worktops, inset white sink. Induction hob, double electric oven, dishwasher, fridge and freezer. Fireplace, limestone floor, radiator.





Utility room: 5'1 x 4' High window to the side, range of cupboards with wood worktops, appliance spaces, radiator and limestone floor.

Stairs to 1st Floor Landing: Window to rear, radiator, down lighters.

Bedroom 2: 12'5 x 9'8 Secondary glazed sash window to the front, radiator and down lighters. Triple wardrobe with sliding mirrored doors, deep walk-in wardrobe with light.

Bedroom 3/Study: 9'9 x 4'8 Window to rear, radiator, cupboard, down lighters.

Bathroom: Fitted with a white three-piece suite including a corner bath with shower unit and screen, wood style floor, radiator, double glazed window and down lighters. Gas boiler.

Stairs to 2nd Floor.

Bedroom 1: 12'1 x 12'2 Two windows to the rear and further window to the front (double glazed sash windows). Scaled ceilings with eaves storage cupboards, radiator.

Freestanding bath set on a wood style plinth.

En Suite Cloakroom: White 2-piece suite, radiator, scaled ceiling and down lighters.

Outside

Rear Garden: A lovely feature the gardens are enclosed by brick walls and a timber fence and extend to 46'. Enjoying an excellent degree of privacy it has a full width paved terrace with low retaining wall and steps to an established lawn with beautifully planted flower and shrub borders. Steps up to a further chequerboard quarry tiled terrace at the rear. Side path to timber shed.



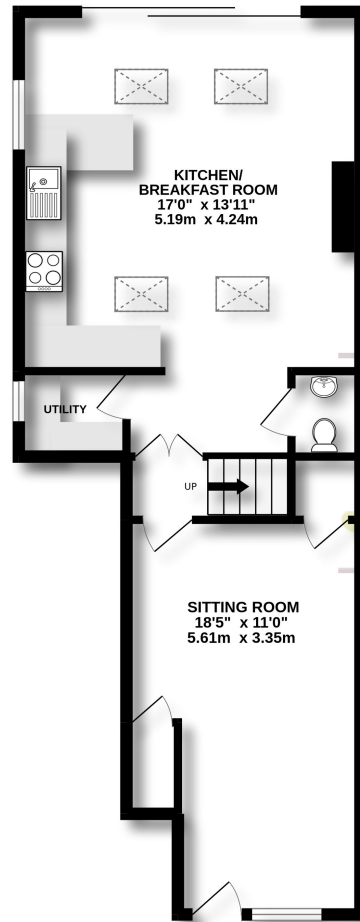
Directions:
 Turn right from our offices
 into St Martin's Street, right
 at the town centre traffic
 lights into the High Street,
 the house is along on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		79 C
39-54	E	47 E	
21-38	F		
1-20	G		

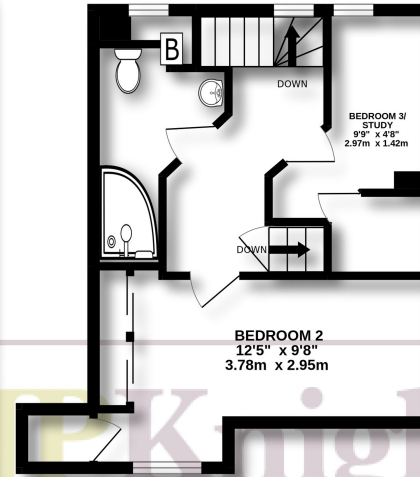
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



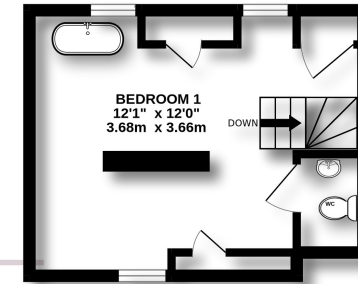
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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