

PROPERTY AGENTS

**JP**Knight



St John's Road, Wallingford OX10 9AD





## St John's Road, Wallingford

A charming Victorian terraced cottage in an established road just to the south of the town centre and within easy walking distance its shops and restaurants.

The property features 2 bedrooms and a bathroom set off a galleried landing, downstairs it has a sitting room with fireplace and a stylish open plan kitchen-dining room.

To the rear it has an enclosed garden, paved for ease of maintenance.

The property double glazed (bar 1) with gas central heating to radiators.

## Tenure - Freehold

Front Door to:

Sitting Room: 12' x 12' A delightful room featuring an open brick fireplace flanked by exposed brick walls, wall timbers, front aspect (secondary and double glazing), radiator.

Kitchen/Dining Room: 20'9 x 9'3 (variable)

Dining Area: The dining area features a glass block window, staircase, radiator and an open way to:

Kitchen: This has a range of cream storage units, worktops, stainless steel sink, cooker recess and further appliance spaces.

Casement door and window to the garden.







Stairs to Gallered Landing:  
Secondary glazed window to the side,  
wardrobe/storage cupboard, wood floor.

Bedroom 1: 12' x 11' Wood floor, cast  
iron fire grate, front aspect (secondary and  
double glazing), radiator.

Bedroom 2: 9'2 x 6'8 Wood floor, radiator  
and a secondary glazed window  
overlooking the garden.

Bathroom: 8'4 x 6'10 Comprising a white  
3 piece suite, the bath has a mixer tap  
with shower attachment, attractive wall  
tiling, tiled floor, 'chrome' radiator and a  
secondary glazed window. Airing  
cupboard housing water tank and gas  
boiler.

Outside

The garden enjoys a good deal of  
seclusion and extends to approximately  
19'. Paved for ease of maintenance it is  
enclosed by panel fencing.



Directions: Turn left from our offices into St Martins Street, follow this through the square into St Mary's Street then straight through St Leonards Square and take the next left into St John's Road, the property is shortly on the right.

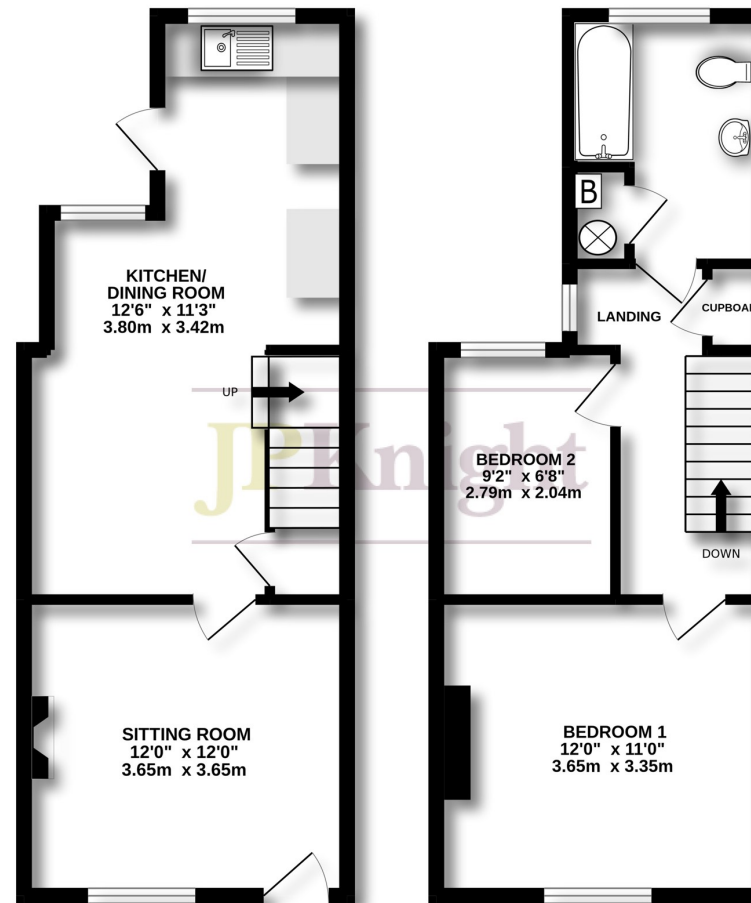
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**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 : 683 sq.ft. (63.5 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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