

PROPERTY AGENTS

JPKnight

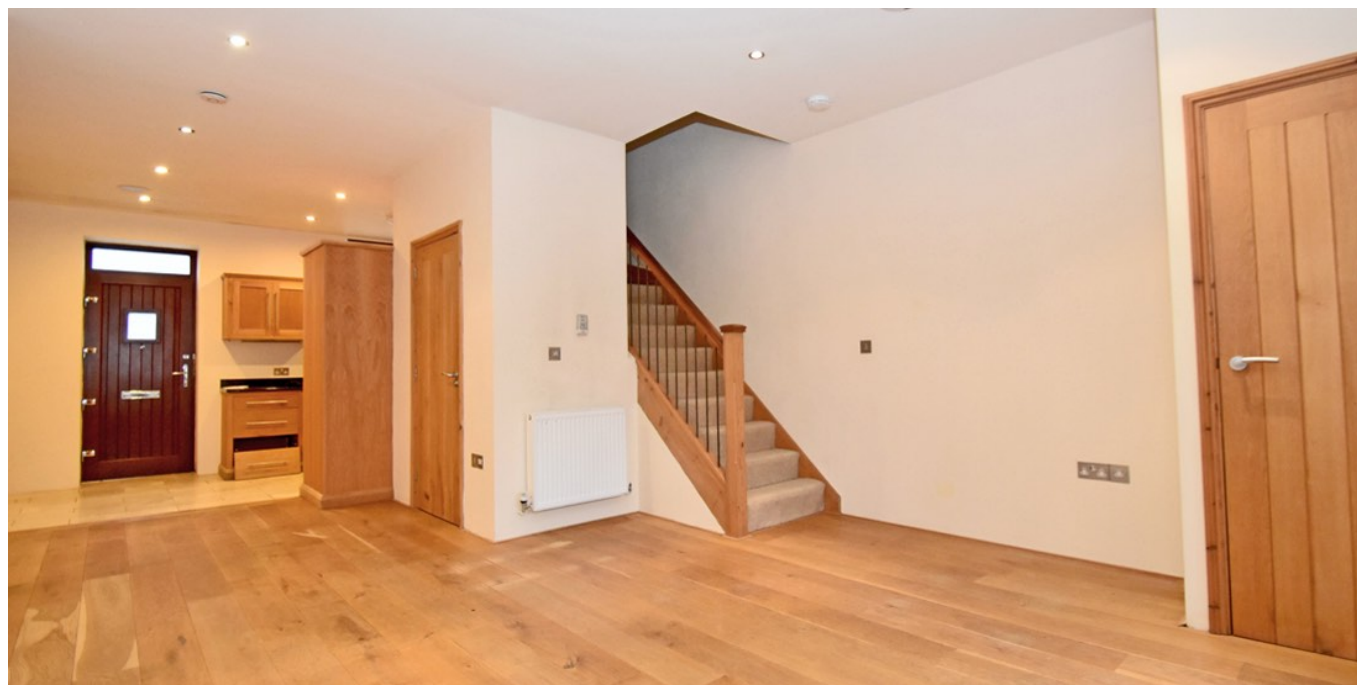


Castle Street, Wallingford OX10 8DL



Castle Street, Wallingford

A delightful mews property set in a lovely town position just moments from the shops and restaurants. The comfortable accommodation comprises 2 double bedrooms and a bathroom to the 1st floor, downstairs there is a cloakroom and large open plan living room/kitchen with French doors to a small, private courtyard garden. To the rear electric gates open to a block paved courtyard with allocated parking. The house is finished to a good standard with wood flooring and tiling downstairs and a solid wood kitchen with integrated appliances.



Tenure - Freehold

Accommodation

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

Front door with inset and transom light, opens to:

Kitchen: 14'10 x 9'7 Range of quality units with granite worktops, extensive range of appliances including a gas hob, extractor hood, double oven, dishwasher, fridge and freezer. 'Limestone' tiled floor, down lighters, ceiling speakers and a high double glazed window to the front.

Living/Dining Room: 20'3 x 13'10 Twin French doors open to the rear courtyard, wood flooring, radiators, ceiling speakers, staircase. Cupboard housing gas boiler.



Cloakroom: Fitted with a white 2-piece suite, wood floor and radiator, extractor, down lighters and storage recess.

Stairs to Landing: Wrought iron balustrade, skylight.

Bedroom 1: 13'8 x 13' Drama is created with a high vaulted ceiling up to 14'10 height and lantern light, French door to a Juliet balcony overlooking the rear, double wardrobe and radiator.

Bedroom 2: 12'3 x 11'8 max. Vaulted ceiling, French door to Juliet balcony: wardrobe and radiator.

Bathroom: Dramatic 12' high vaulted ceiling, white 3-piece suite with a shower over the bath, chrome radiator, partial tiling, skylight.

Outside

Rear Terrace: 15'2 x 14'2 Enclosed by walling a pathway leads to the communal parking area. The terrace is paved and features gravelled areas and outside lighting.

Parking Space: Set in a private gated area to the rear approached from Bear Lane through electric wrought iron gates.

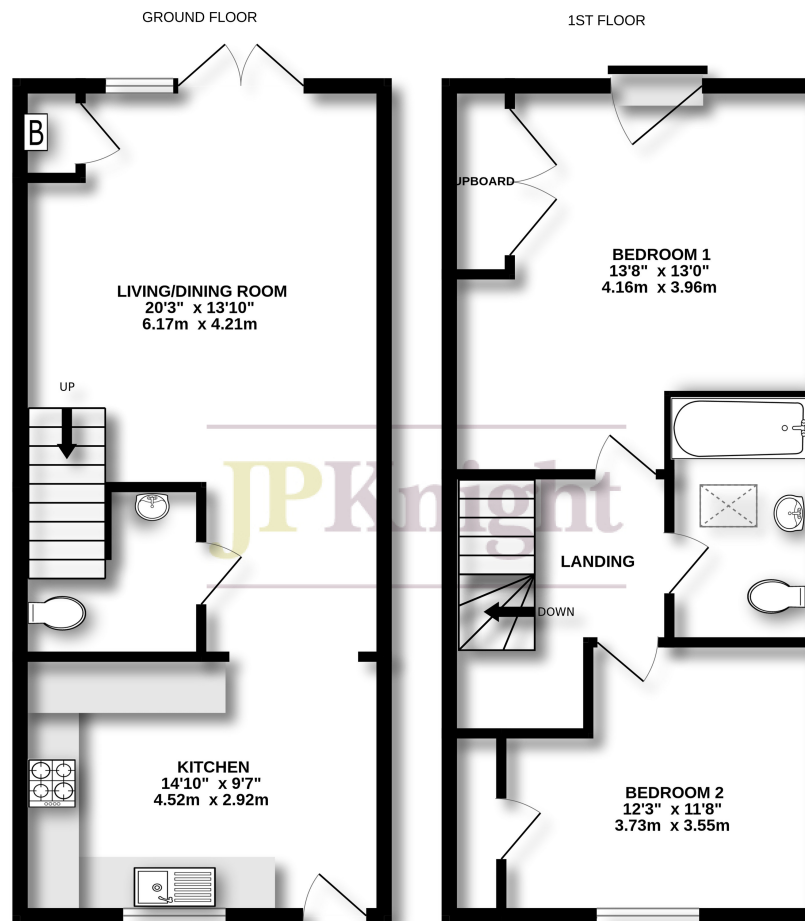


Directions

Turn right from our offices into St Martin's St, follow this straight across the traffic lights at the town centre into Castle Street, the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 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.



TOTAL FLOOR AREA : 839sq.ft. (77.9 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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JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ
T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

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