

PROPERTY AGENTS

**JP**Knight



Imray Place, Wallingford OX10 9FW





## Imray Place, Wallingford

Ideally located just a short walk from Wallingford town centre shops and amenities, this beautifully presented three bedroom mid-terraced property sits tucked away in a secluded position on this popular development.

The property benefits a light and airy contemporary Kitchen/Breakfast Room, spacious Living/Dining Room with French doors to a south facing garden and cloakroom on the ground floor. Upstairs there are three good sized bedrooms and two bathrooms with ample storage. The rear garden has a paved terrace, established lawn, flanked with well stocked borders and gated access to the rear. The front benefits from a block paved driveway with parking for several cars leading to a 19'2 garage. The property has solar panels on the south facing elevation.



## Tenure - Freehold

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

### Accommodation

Entrance Hall: Tiled floor, radiator, under stair storage cupboard, stairs to landing.

Kitchen/Breakfast Room: 9'7 x 11'9 Window to front, white gloss range of storage units with worktop and stainless-steel sink, electric oven, six ring gas hob with extractor hood above, integrated dishwasher, washing machine and fridge/freezer, tiled floor, downlighters, radiator.

Living/Dining Room: 16'1 x 15'6 French doors with glazed sidelights to rear, two radiators.







Cloakroom: White two-piece suite, tiled floor, downlighters, radiator.

Stairs to landing: Loft access, storage cupboard, airing cupboard.

Bedroom 1: 12'0 x 11'1 Window to front, two fitted wardrobes, bulkhead storage cupboard, radiator.

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

Bedroom 2: 12'8 x 8'9 Window to rear, fitted wardrobe, radiator.

Bedroom 3: 9'5 x 9'2 Window to rear, radiator.  
Bathroom: White three-piece suite, tiling, chrome radiator, downlighters.

Outside

To the front there is a block paved driveway with parking for several cars leading to a garage. A paved path leads to the front door flanked with lawn and mature shrubs.

Garage: 19'2 x 9'10 Up and over door, light and power, eaves storage.

The rear garden has a full width paved terrace and path leading to rear gated access, established lawn with well stocked borders, timber fence and brick boundary.

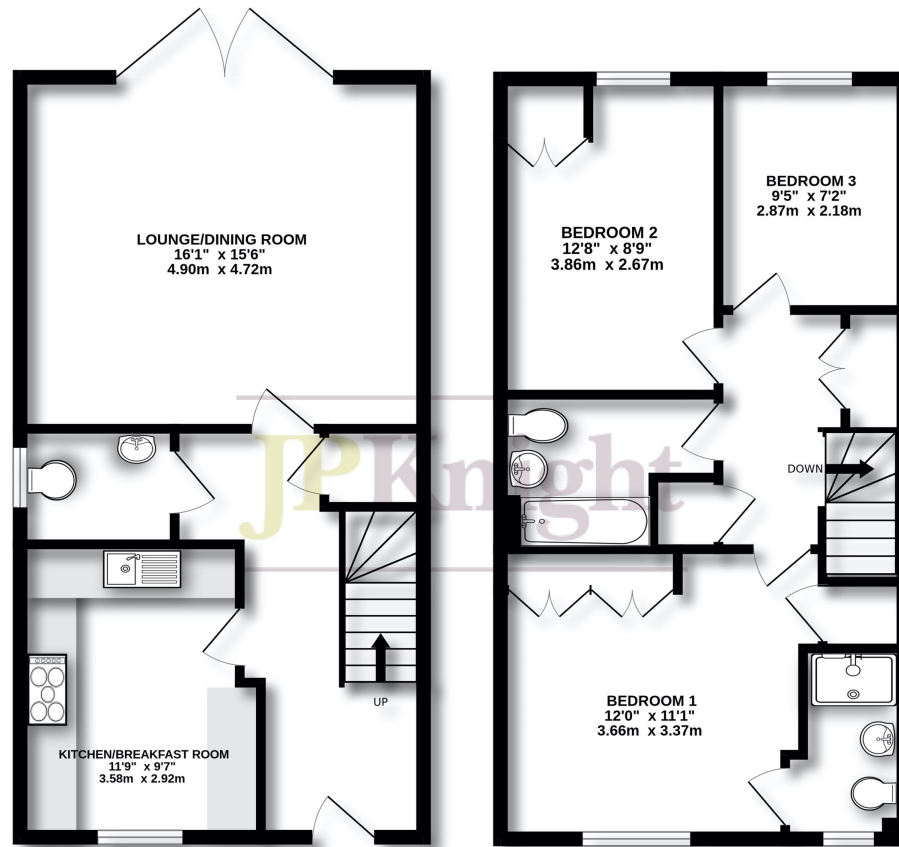


### Directions

Turn left from our office and through the Market Place and into Reading Road, take next right into St John's Road, over the roundabout and carry along until you reach a right turn into Borough Avenue opposite Lidl. Take the next left and then right into Imray Place and the property can be found on the right hand side at the bottom.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89   B	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.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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