

PROPERTY AGENTS

JPKnight



Wilding Road, Wallingford OX10 8AH



Wilding Road, Wallingford

A beautifully presented light and airy semi-detached property in this popular residential road with close proximity to the town centre shops and amenities. A stunning feature is the rear garden extending to 88ft in length with countryside views beyond, garden studio and gated access to the front.

Accommodation comprises a south facing living room, 21'3 kitchen/dining room with doors to the garden, whilst on the first floor are three bedrooms and a modern bathroom.



Tenure - Freehold

The property is double glazed throughout with double and triple glazing throughout.

Accommodation

Entrance Hall: Tiled floor, cloaks hanging space, under-stair storage recess, radiator, boiler, stairs to landing.

Living Room: 15'1 x 11'0 Window to front, fireplace with log stove, tiled hearth and wooden mantel, radiator.

Kitchen/Dining Room: 21'3 x 10'0 Window and sliding doors to garden and door to side, range of storage units and wooden worktop, white ceramic sink, integrated dishwasher, single oven with gas hob and extractor hood above, integrated fridge/freezer, radiator, tiled floor, downlighters.





Stairs to landing: Window to side, loft access.

Bedroom 1: 12'8 x 9'1 (excl. wardrobes) Window to rear, fitted wardrobes, radiator.

Bedroom 2: 11'3 x 10'2 Window to front, two storage cupboards, radiator.

Bedroom 3: 9'8 x 7'2 (excl stairwell bulkhead) Window to front, radiator.

Bathroom: Window to side, white three-piece suite, tiled wall and floor, radiator.

Outside

The rear garden is a stunning feature, landscaped with established borders, shrubs and flowers, a full width paved terrace leading to an established lawn interspersed with trees and benefitting countryside views with a timber fence boundary and gated access to the front, storage shed and garden studio.

Garden Studio: 16'0 x 7'4 Steps from garden, full insulated with wood floor, triple aspect with double doors to garden, electric radiator, power and light.

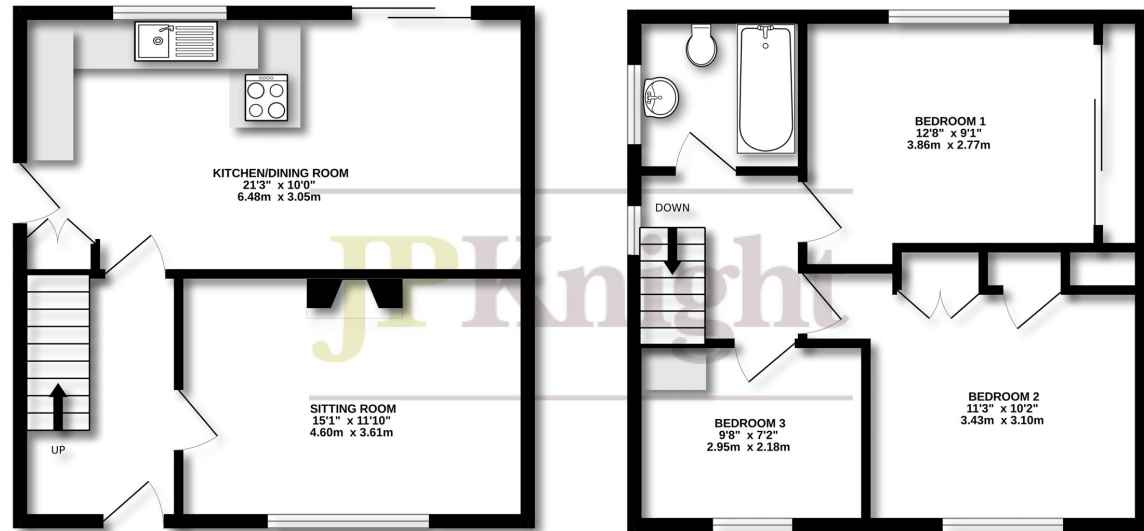
The front has a black paved driveway with 5-bar gate and parking for one car, flanked with a lawn, flower beds and small trees, timber fence and hedge boundary.



Directions

Turn left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout and turn next right into St George's Road. Follow this to the end, it follows round into Wilding Road, the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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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.



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