

PROPERTY AGENTS

JPKnight



Trenchard Close, Wallingford OX10 9BB



Trenchard Close, Wallingford

Set in a small cul-de-sac close to the town centre in an attractive residential area, an established semi-detached house with a drive, garage and south facing rear garden.

The accommodation comprises 3 bedrooms and bathroom to the 1st floor, whilst downstairs there is an entrance hall, open plan sitting and dining room, refitted kitchen and a side passage accessing the garage and shower/utility room. The property has gas central heating to radiators and is double glazed.



Tenure - Freehold

Entrance Porch: Tiled step., front door with side window.

Hall: Stairs to landing with cupboard under, radiator.

Sitting Room: 14'3 x 12' A bright room with walk-in bay to the front, fitted gas fire with back boiler, radiator. Open way to:

Dining Room: 11' x 10'1 Sliding patio doors to the garden, radiator.

Kitchen: 11'3 x 8'5 Window overlooking rear garden, range of cupboards with corner carousel, worktops and sink. Electric ceramic hob with extractor hood, electric oven, space for fridge/freezer, radiator.





Side Passage: 26'6 x 3'1 Doors to front and garden at rear, access to garage and shower room.

Utility/Shower Room: 8'5 x 7'4 Rear aspect, low level wc, stainless steel sink, tiled shower cubicle with electric shower unit.

Stairs to Landing: Loft access, side aspect.

Bedroom 1: 12'1 x 10'6 max. Front aspect, radiator, airing cupboard.

Bedroom 2: 10'5 x 10'4 Rear aspect, radiator.

Bedroom 3: 8'1 x 7'11 Radiator and front aspect.

Bathroom: Fitted with a 3-piece suite with shower above the bath, window tiling and radiator.

Outside

To the Front: Drive with adjacent lawn, rose borders and path to front door.

Garage: 17'2 x 8'3 Up/door, power, door to passage.

Rear Garden: A lovely feature it extends to approx. 38' in length and faces due south. There is a small terrace leading to an area of lawn with shrub and plant borders. It is enclosed by timber fencing with side access via the passageway.



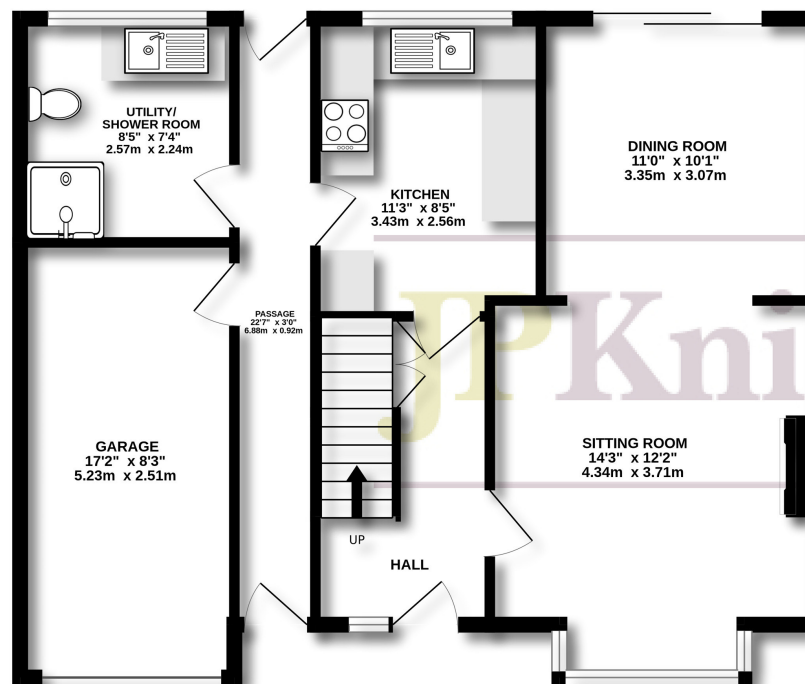
Directions: Turn left from our office into St Martin's Street, follow this thought eh square onto St Mary's Street. Drive through St Leonard's Square and take the next right into St John's Road, 1st left into Paddock Road, follow this around the right bend into Wormald Road, Trenchard Close is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

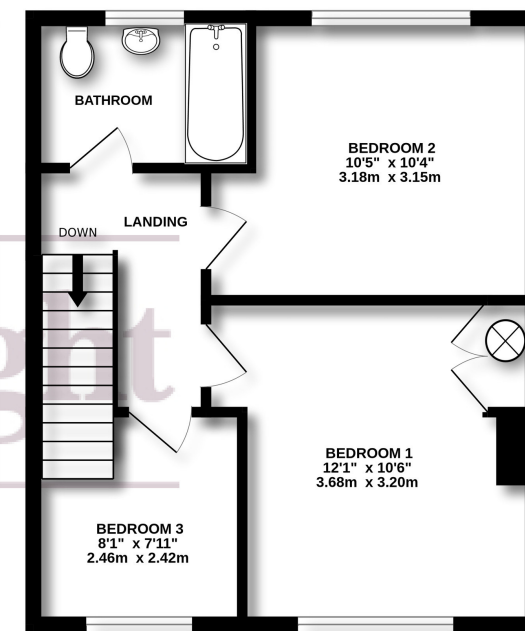
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 924sq.ft. (85.8 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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