

PROPERTY AGENTS

JPKnight



St Johns Terrace, Wallingford OX10 9AH



St Johns Terrace, Wallingford

A beautifully presented 1920s cottage in this established residential area to the southwest of the town centre and within easy walking distance of its shops and restaurants.

The property comprises 2 bedrooms and a shower room to the 1st floor, downstairs it a hall leads to the sitting room, onto the kitchen/dining room, cloakroom and a lovely garden room to the rear.

Outside an enclosed, secluded and low maintenance garden extends to c.48' with a gate through to a parking area beyond.



Tenure - Freehold

Accommodation

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

Entrance Hall: Window to front, radiator, stairs to landing.

Sitting Room: 14'6 x 12'5 A bright room with 2 windows to the front, radiator. Fireplace with pine surround and marble hearth, coal-effect gas fire and a back boiler.

Kitchen/Dining Room: 17'10 x 7'4 Fitted with a range of storage units, worktops and stainless steel sink. Electric ceramic hob, extractor, double electric oven and further appliance spaces. Under-stair storage recess, radiator.





Downstairs Cloakroom: Fitted with a white 2-piece suite, tiled walls, radiator.

Garden Room: 11'5 x 8'5 Feature a lovely outlook over the garden with French doors and side windows and a large velux window. Tiled floor, electric panel heaters, space for washing machine.

Stairs to Landing: Loft access.

Bedroom 1: 13'7 excl. wardrobes x 9'2 Two windows to the front, extensive range of fitted wardrobing, radiator, dressing table.

Bedroom 2: 10'9 x 7'11 (excl. wardrobes) Window to rear, range of wardrobes and dressing table, radiator.

Shower Room: 8'5 x 7'6 A wet room with floor drain, shower enclosure, low level wc and hand basin. Tiled walls, window, chrome radiator.

Outside

To the Front: Paved with a brick/wrought iron rail to front.

Rear Garden: Extending to approximately 47' and designed to be low maintenance it features a paved terrace leading to an area of gravel inset with shrub and flower beds including an unusual Indian Bean tree as a centre piece. Enclosed by timber fencing with a gate to:

Parking Area: 23'7 x 16'9 Concrete hardstanding, side fences and opening to Charter Way.



Directions:

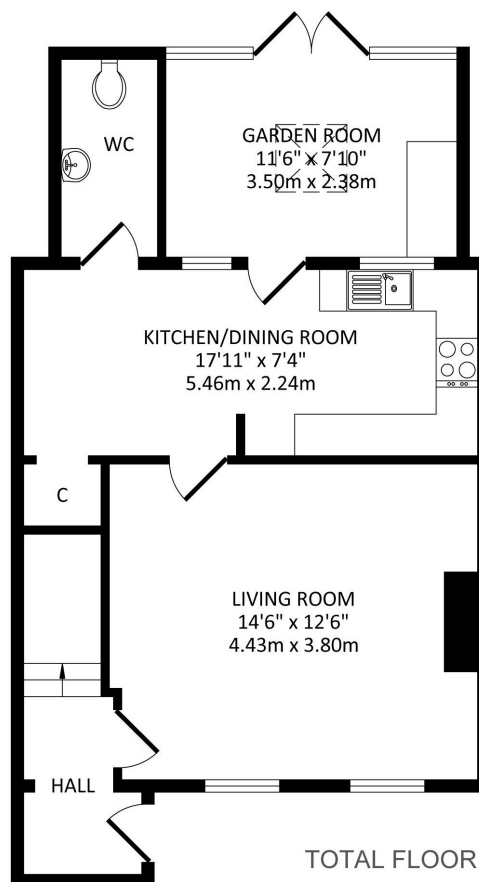
Turn left from our offices into St Martin's Street, follow the one-way system through town, past St Leonard's Square and then turn first right into St Johns Road, follow this across the mini roundabout and St Johns Terrace is along on the left.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

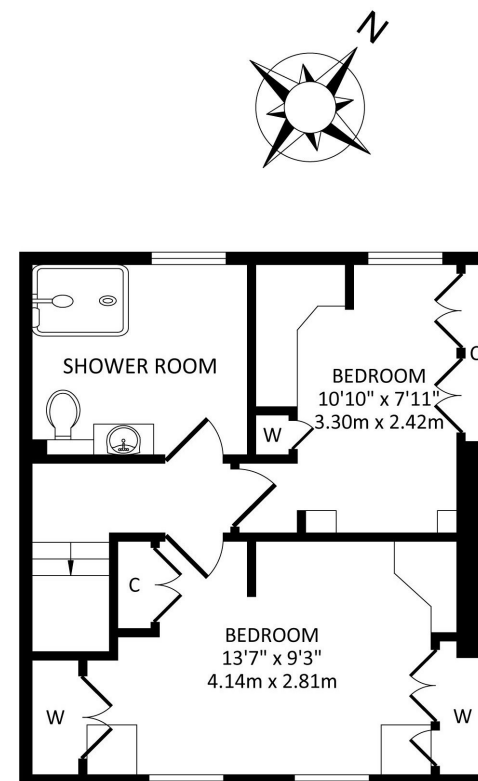
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 869 sq.ft. (80.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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