

PROPERTY AGENTS

JPKnight



Old Buildings, Wallingford OX10 0BA



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Recently modernised by the current owners to a very high standard is this charming cottage tucked away in a quiet location in the heart of the town centre just a moments walk from the shops and amenities and River Thames.

The accommodation is arranged over three floors with two double bedrooms and a spacious newly installed spacious bathroom.

There is a light and airy 21'6 living/dining room with a newly installed sash window and a brand new contemporary kitchen. The secluded garden faces south with a covered pergola for outdoor entertaining.



Tenure - Freehold

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

Accommodation

Front door to open plan living space:

Open plan living/dining room: 21'6 x 10'9 Sash window to front, storage cupboard, wood style floor, radiator, stairs to landing.

Kitchen: Window to rear, range of newly installed storage units and worktop, stainless steel sink unit, single oven, induction hob with extractor hood above, appliance space for washing machine, integrated dishwasher and fridge/freezer.





Stairs to 1st floor landing:

Bedroom 2: 10'11 x 10'8 Sash window to front, fitted wardrobes, pocket door, radiator.

Bathroom: Window to rear, newly installed three-piece suite including P-shaped bath and shower above, pocket door, radiator.

Stairs to 2nd floor:

Bedroom 1: 10'9 x 12'9 (max, scaled ceilings) Window to front and Velux window to rear, eaves storage.

Outside

A delightful feature facing south with a covered pergola creating an all-weather outdoor entertaining space.

Laid with crazy paved pathway and flanked with a shrub boundary, flower beds, timber fence and gated entrance.



Directions

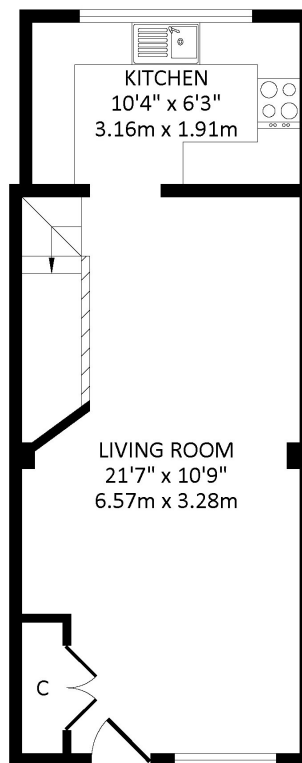
From our offices head south on St Martins Street onto Market Square, and continue to St Marys Street, turn left onto Hart Street and to the bottom onto Wood Street. Turn right and take the 2nd right into Old Buildings where the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

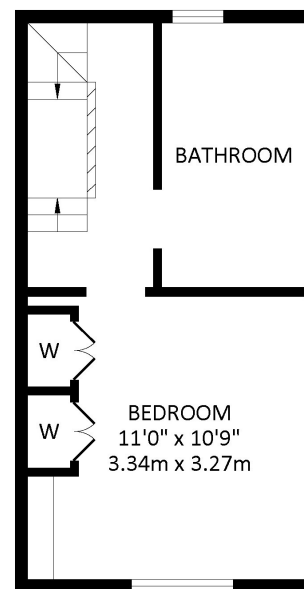
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



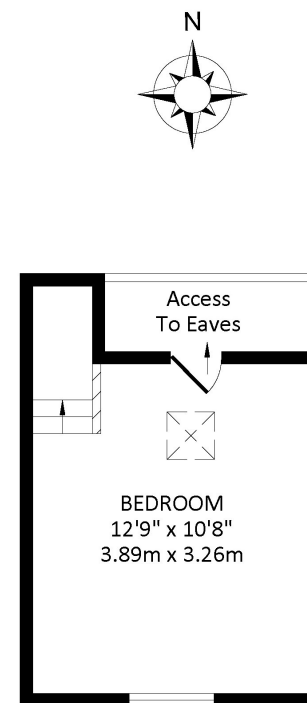
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 as to their operability or efficiency can be given.