

PROPERTY AGENTS

JPKnight



Atwell Close, Wallingford OX10 0LZ



Atwell Close, Wallingford

Set in this popular cul-de-sac is this delightful mid-terraced property ideally located within walking distance of the town centre shops and amenities.

Downstairs an entrance lobby leads to a spacious living/dining room open to a kitchen with a door to the garden.

On the first floor are two double bedrooms with ample storage and a bathroom.

There is a secluded east facing garden with gated access to the rear and driveway parking for one car.



Tenure - Freehold

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

Accommodation

Entrance Lobby: Window to front, radiator, stairs to landing. Open to:

Living/Dining Room: 17'10 x 11'8 (max) Radiator. Open to:

Kitchen: 11'8 x 7'10 Window to rear and door to garden, range of storage units and worktop, stainless steel sink unit, single oven, five ring gas hob with extractor hood above, space for washing machine and fridge freezer, boiler, radiator.



Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 9'6 x 9'3 (Excluding wardrobes)
Window to rear, storage cupboard, mirrored fitted wardrobes, radiator.

Bedroom 2: 9'8 x 8'7 Window to front, radiator.

Bathroom: White three-piece suite, chrome radiator, tiling.

Outside

The secluded rear garden faces east with a paved terrace leading to an established lawn, timber fence and gated access to the rear.

There is driveway parking to the front for one car, a paved path and step to the front door with lawn and planted shrub border.

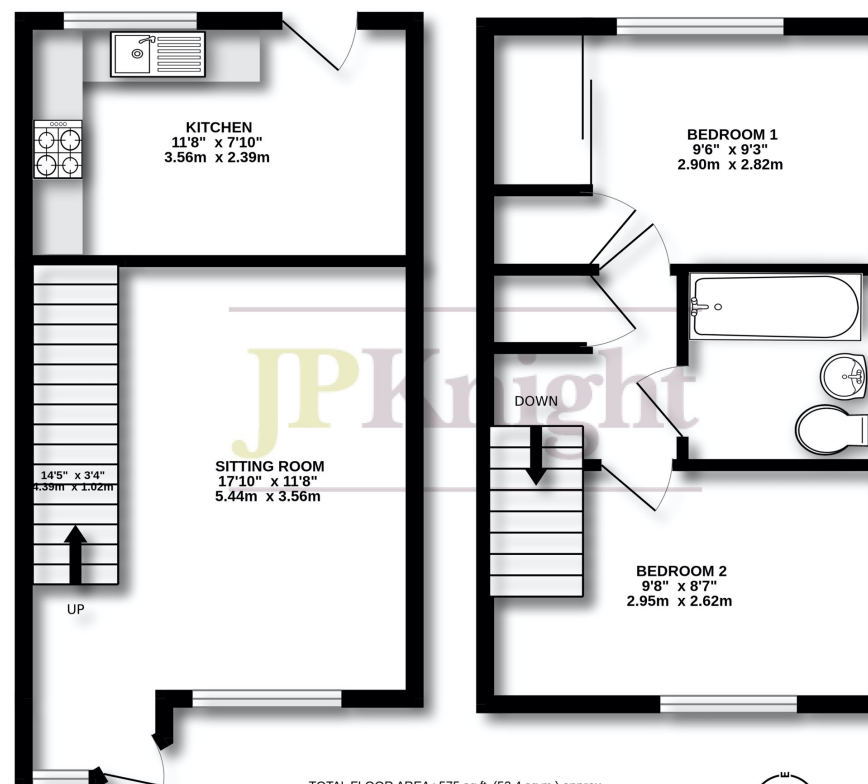


Directions

Head north on St Martins Street and turn left onto High Street and continue to roundabout. Go straight over onto Station Road for 0.3 miles and turn right into Atwell Close where the property can be found straight ahead.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 71 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 : 575 sq.ft. (53.4 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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