



McMullen Close
Wallingford OX10 0LQ





McMullan Close, Wallingford OX10 0LQ

Freehold

Description

Set in a private position on the edge of this favoured development, located to the north west of the town, a well presented 2 bedroom home. It has a double aspect 12' kitchen, separate living room, 2 parking spaces and an enclosed southeast facing garden.

Accommodation

The property has double glazed windows and gas central heating to radiators.

Front door to:

Entrance Porch: Windows front and side.

Living Room: 12'1 x 11'1 Two windows overlook the side, radiator, and stairs to landing with a large cupboard below.

Kitchen/Breakfast Room: 12'1 x 8'1 Two windows and a side door to the garden, it is fitted with a range of storage units, part tiled walls, work tops, integrated gas hob and electric oven, further appliance space, small breakfast bar, radiator and a wall mounted gas boiler.





Stairs to Landing: Loft access.

Bedroom 1: 10'4 x 8'2 Wall to wall fitted wardrobes, window overlooking the garden and radiator.

Bedroom 2: 12'2 x 6'5 Double aspect with windows front and side, radiator.

Bathroom: Fitted with a white 3 piece suite, shower over the bath, partial tiling, chrome radiator, window and linen cupboard.

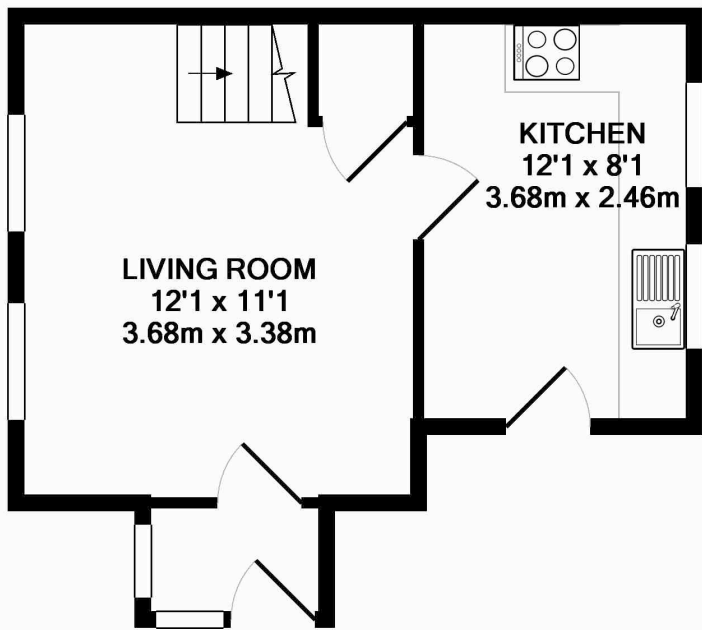
Outside

To the front is an area of lawn with pathway.

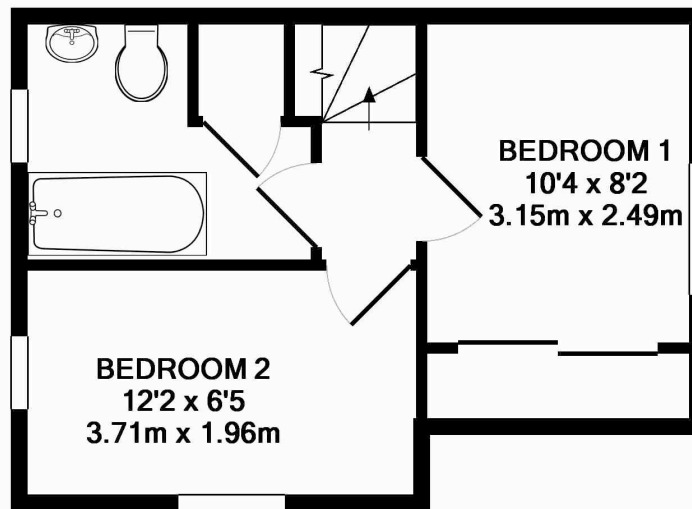
Two Parking Spaces.

Rear Garden: Offering a good deal of privacy, the garden has a timber side fence and an imposing decorative wall to the two outer boundaries. Set to lawn with some shrub planting there is a side gate to the front and timber store.





GROUND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

Proceed north from our offices to the town centre crossroads. At the traffic lights turn left into Station Road, after half a mile turn right into Atwell Close, the first right is McMullan Close.

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.

JP Knight Property Agents, 42 St.Mary's Street,
Wallingford, Oxon OX10 0EU

T. 01491 834349 info@jpknight.net
www.jpknight.net

