



St Rualds Close
Wallingford, OX10 0XE


JP Knight
PROPERTY AGENTS



St Rualds Close, Wallingford, OX10 0XE

Freehold

Description

This well presented 2 bedroom house is ideally situated, set in a quiet, cul-de-sac location within easy, level walking distance of the town centre. In good decorative order throughout and with two double bedrooms, it has the added benefit of parking to the front and an east facing L-shaped garden, 40' x 25', with brick walling to the rear and side boundary.

Accommodation:

Secondary glazed with gas central heating to radiators.

Entrance Porch: Glazed door to:

Living Room: 15' x 11'9" A bright room that features a front aspect: overlooking the close, 2 radiators and stairs to landing.

Kitchen/Breakfast Room: 11'9" x 9'7" Double aspect with a window to the side and door to the rear, range of storage units, work surfaces, space for cooker, washing machine and fridge/freezer.





Stairs to Landing: Airing cupboard housing a 'combi' gas boiler, shelving. Loft access.

Bedroom 1: 11'9 (including wardrobe) x 8'6 Window to front, range of fitted wardrobes and cupboards, radiator.

Bedroom 2: 11'9 x 8'5 View over the garden, wardrobe and radiator

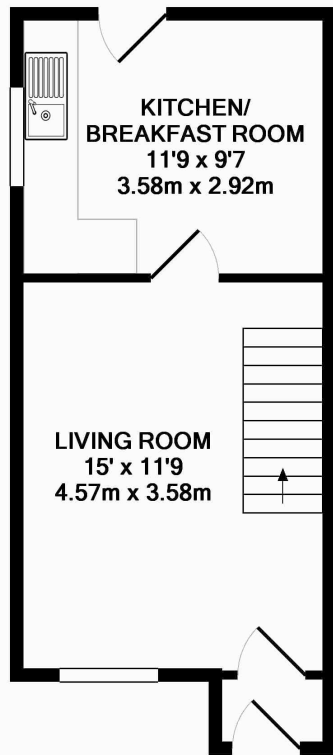
Shower room: Fitted with a white suite that comprises a wide shower cubicle with screen and shower unit, low level wc, hand wash basin, partial tiling, radiator and window.

Outside

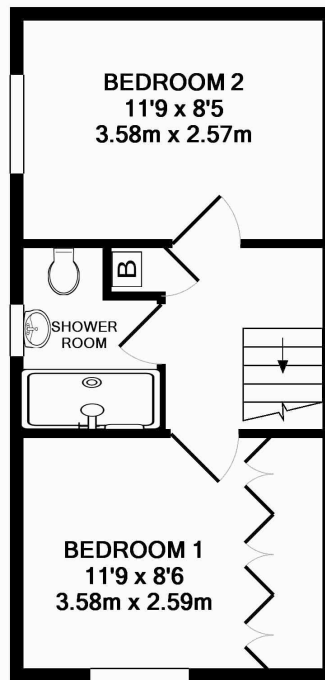
The front garden is set to lawn with a flower border and path to front door.

The rear garden extends 40' x 25' (L-shaped) and faces east. There is a paved terrace to the rear with a small lawn at the side, shrub planting and wrought iron gate to front. It is enclosed by brick walling to the rear and side: a timber fence on the right.





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



1ST FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 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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Directions

Upon leaving our offices turn left in St Leonard's Square then drive into town centre, at traffic lights with Waitrose turn left, drive for 200 yards then take left into Goldsmiths Lane. St Rualds Close will be found at the end of the lane on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



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