



Reading Road
Wallingford OX10 9DS


JP Knight
PROPERTY AGENTS

P Mon - Fri
8 am - 6 pm
2 hours
No return
within 2 hours



Reading Road, Wallingford OX10 9DS

Freehold

A pretty Victorian 3 bedroom semi detached house set within walking distance of the town centre and featuring both a garage and carport. Beautifully presented throughout, there are two shower rooms, a 25' living/dining room, 12' kitchen and conservatory.

Accommodation

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

Entrance Hall: Stairs to landing, feature arch and radiator.

Living/Dining Room: 25'2 x 11'2 Bay window with sashes to the front, under stair cupboard and two radiators.

Conservatory: Set on a brick plinth with radiator and door to the garden.

Kitchen: 12' x 7'10 Recently refitted with a range of storage units, wood worktops, ceramic hob with extractor hood, electric oven, fridge/freezer and integrated dishwasher. Tiled floor, radiator.

Utility Room: 9'1 x 8' (L-shaped) Door to garden, appliance space, sink, radiator and gas boiler.





Shower Room: Fitted with a white 3 piece suite, tiling and extractor fan.
 Stairs to Galleried Landing: Radiator.

Bedroom 1: 13'4 x 10'5 Two sash windows to the front, two wardrobes and radiator.

Bedroom 2: 11'10 x 8' Sash window to the rear and radiator.

Bedroom 3: 8'9 max. x 6'3 Radiator and rear aspect.

Shower Room: Four piece white suite, partial tiling, radiator and loft access.

Outside

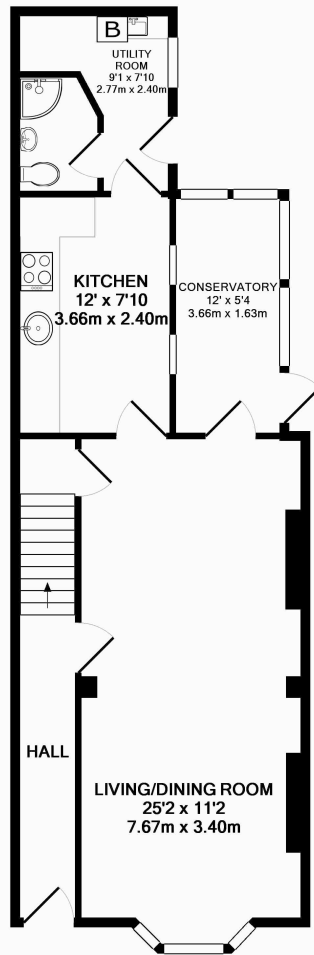
The front garden is laid to gravel and interspersed with shrubs.

Garage: 18' x 8'11 Electric up/over door, light and power. (set off Squires Walk at the rear)

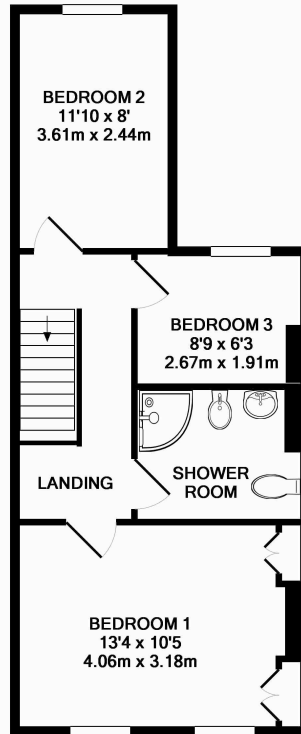
Carport: 14' x 10'5 Paved with pergola above and gate to garden.

Courtyard Garden: Paved with gravel border beds, side path and gate to the front and gate via the carport to the rear.





GROUND FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(53.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 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

Turn right from our offices into St Marys Street, this becomes the Reading Road and the property will be found along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(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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