



Castle Street, Wallingford OX10 8DL



Castle Street, Wallingford

A stylish modern town house in an established road just moments from the shops and restaurants of the town: it is arranged over 3 floors with a first floor living room featuring a lovely outlook across mature gardens, in addition there are 2 double bedrooms, bathroom, large hall and a kitchen/breakfast room. There is a small and private courtyard garden to the rear and the extensive castle gardens are directly opposite.

Freehold

Accommodation

The property has gas central heating to radiators and has 'Georgian' sash windows to the front and double glazing at the rear.

Front door with transom light to:

Reception hall: 8' x 7'10 Wood style floor, radiator and a range of cupboards with stairs to the first floor.

Kitchen/Breakfast Room: 12'3 x 10'1 Casement door flanked by tall windows to the garden, range of storage units, worktops, gas hob with extractor hood and electric oven, further appliance space, wood style floor, radiator and down lighters.





View from Living Room

Stairs to first floor.

Sitting Room: 11'9 x 10'5

A large picture window affords a superb view across mature gardens at the rear, feature electric fireplace flanked by painted brick walls, down lighters and radiator.

Inner Landing: Sash window to the front and stairs to 2nd floor.

Bathroom: Fitted with a 3 piece white suite with a shower above the bath, tiled walls and floor, chrome radiator, down lighters and natural light via an internal window.

Stairs to 2nd Floor Landing: Velux window.

Bedroom 1: 10'3 x 8'3

Window to the rear; loft access.

Bedroom 2: 9'7 (excl. doorway) x 7'6

Sash window to the front, radiator, range of over-stair cupboards and further cupboard housing gas boiler. Radiator.

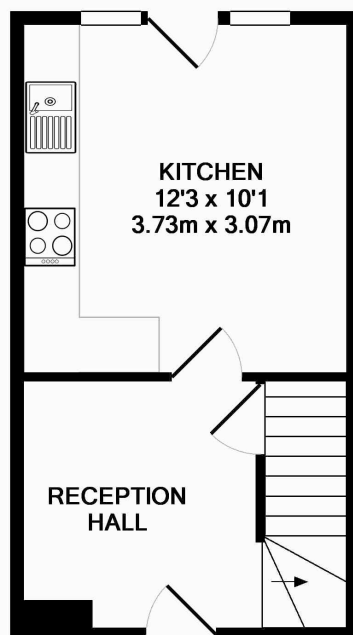
Outside

Courtyard Garden:

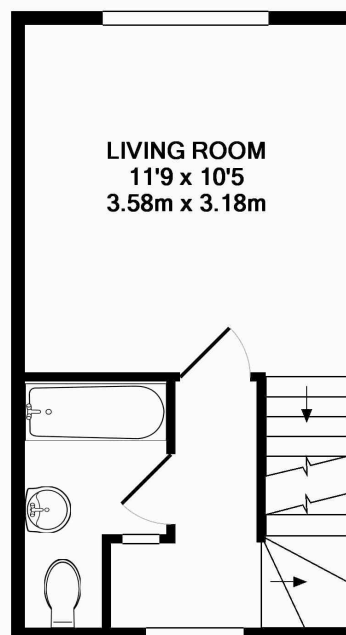
Facing west and offering complete privacy there is a timber-decked base and it is enclosed by walls to both sides and a fence across the rear.



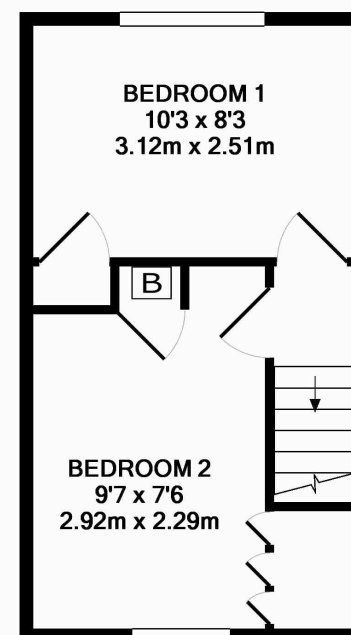
Directions
Turn right
from our
offices into
St Martin's
Street,
proceed
straight
through the
traffic lights
into Castle
Street, the
property is
along on the
left.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 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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