



St Nicholas Road, Wallingford OX10 8HT



St Nicholas Road, Wallingford

Set in this established road close to the town, a superb 3 bedroom family home with a magnificent extension enhancing the living space and a large, secluded garden extending to 110', facing east, southeast. There is driveway parking and local schools and the town's shops and restaurants are within easy walking distance.

Accommodation

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

Tenure: Freehold

Entrance Hall: Wood style floor, radiator, stairs to landing with cupboard under.

Cloakroom: White 2-piece suite, window, radiator and down lighters.

Sitting Room: 12'4 x 11'4 Wide bay window out to the front, picture rail: radiator.

Kitchen/Breakfast Room: 14'3 x 11'4

Range of storage units, worktops, gas hob, extractor hood, microwave, electric oven, dishwasher, island unit with breakfast bar, wood worktop, tiled floor, radiator, down lighters and 2 openings to the family room;

Utility Room: 9'3 x 5'10 Door to side, tiled floor, cupboards, worktops, appliance space.





Family Room: 20'3 x 15'9

Bi-folding doors open to the garden, vaulted ceiling with 4 velux windows flooding the room with natural light, wood floor with under-heating.

Stairs to Landing: Window to the side, loft access.

Bedroom 1: 13'1 x 10'2

Large bay window to the front, picture rail; radiator

Bedroom 2: 12' x 10'

Rear aspect, radiator, picture rail.

Bedroom 3: 8' x 6'10

Front aspect, radiator.

Bathroom: 8'7 x 7' Fitted with a white 3-piece

suite including a shower above the bath, tiling, window, chrome radiator, down lighters and gas boiler.

Outside

To the Front: Gravel driveway with a retaining brick wall and raised flowerbed.

Rear Garden: A superb feature of the property the garden extends to 110' and faces east, south-easterly. A full width area of timber decking leads to the lawn that features shrubs and plants in a border bed. Enclosed by timber fencing there is a side gate to the front.

Timber Store: c.11' x 9'7

Timber Summerhouse.



Directions

Turn right from our offices into St Martin's Street, left at the traffic lights into the High Street and over the mini roundabout into Station Road. After 0.2 of a mile turn right into St Nicholas Road, the property is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

