

PROPERTY AGENTS

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Allnatt Avenue, Wallingford OX10 0PJ



Allnatt Avenue, Wallingford

A well presented three bedroom town house set in this established residential area within walking distance of the town centre. The property features three bedrooms, a large 3-piece bathroom, 18ft living room and a 14ft kitchen/breakfast room. Refurbished in 2011 the property is double glazed, has gas central heating to radiators and enclosed front and rear gardens.

Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing with cupboard under, radiator.

Living Room: 18'8 x 12'7

Double glazed sliding patio doors out to the rear garden, radiator.

Kitchen/Breakfast Room: 14'5 x 9'4

Window out to the front, range of storage units with worktops, gas hob, extractor hood, gas oven, washing machine and dishwasher, partial tiling, radiator, open way to the living room.

Stairs to landing, radiator, loft access.





Bedroom 1: 15'10 x 9'7

Window overlooking the rear garden, range of wardrobes: cupboard and radiator.

Bedroom 2: 12'9 x 8'9

Window to the rear: radiator.

Bedroom 3: 8'6 X 7'2

Double glazed window to the front, radiator,

Bathroom:

White 3-piece suite comprising a panel bath with a shower unit and shower screen, two windows to the front, chrome radiator, tiled floor.

Outside

To the front there is a 35ft long front garden, set to lawn with a path to the front door. The garden is flanked by timber fencing with dwarf brick wall to the front.

Outside Store: Light and power, door through to: Inner Store Room 5'6 x 4'10 Gas boiler and range of cupboards.

Rear Garden

This extends to 31ft. There is a gravelled area leading to an area of lawn. Timber side fences with a rear gate and a garden store.



Directions

From our offices turn right and then left at the traffic lights by Waitrose into the High Street and straight across the mini roundabout into Station Road and continue for a third of a mile and turn left into Fir Tree Avenue. The first left is Radnor Road, bear left into Allnatt Avenue, the property is shortly on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(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.

