



Wilding Road, Wallingford OX10 8AJ



## Wilding Road, Wallingford

A beautifully presented town house set in this established residential area within walking distance of the town centre. The superb accommodation includes 2 large double bedrooms, bathroom, living room and separate kitchen/breakfast room, lobby and a utility/cloakroom. There is driveway parking for two cars and a 46ft south facing garden.

## Tenure - Freehold

Accommodation

Entrance Hall:

Radiator, wood style floor, stairs to landing.

Sitting Room: 14'4 x 11'4

Picture window to the front, radiator, wood style floor.

Kitchen/Breakfast Room: 14'8 x 9'

Window overlooking the rear garden, range of storage units with worktops, stainless steel sink, integrated gas hob, extractor hood, electric oven with a recess for fridge freezer and space for a dishwasher, wood style floor, radiator.





Rear Lobby: 5'9 x 4'4  
Door to the garden, tiled floor and radiator.

Utility/Cloakroom: Fitted with a 2-piece white suite, fitted cupboards and appliance space, tiled floor, radiator, window and gas boiler.

Stairs to landing:  
Loft access.

Bedroom 1: 13'1 x 10'4  
Window overlooking the rear garden and radiator.

Bedroom 2: 13'4 x 10'3  
Front aspect, over stair window and radiator.

Bathroom:  
Comprising a white suite including panel bath with a shower above, tiling, chrome radiator and window.

Outside  
Gravel driveway to the front with parking for two cars and a path to the front door.

Rear Garden  
Facing due south the garden extends to 46ft. A paved terrace leads out from an area of lawn enclosed by timber fencing with a side gate providing access via a shared walkway to the front.

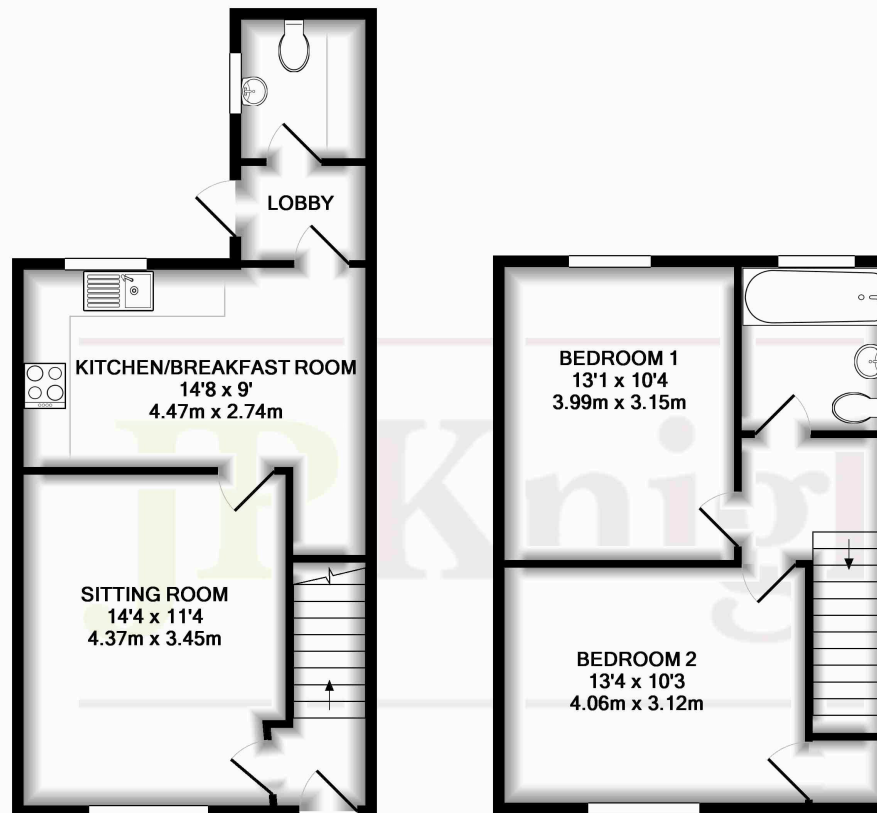


### Directions

Proceed north from our offices via St Martin's Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St George's Road, at the top follow the round around the bend into Wilding Road, the property is on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(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.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 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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