

PROPERTY AGENTS

JPKnight



Nelson Close, Wallingford OX10 0LG



Nelson Close, Wallingford

Set in a small cul-de-sac on this popular development, a superbly presented family home with a delightful south facing garden and a garage with driveway. It comprises 4 bedrooms and 2 bathrooms to the first floor whilst the living space features a living room opening to the dining room, a separate study and a kitchen-breakfast room. In a quiet setting it is within walking distance of the town.

The property benefits from Planning Permission dated 10th July 2017 for a two storey extension ref: **P17/S1862/HH**, details of which can be found at southoxon.gov.uk

Accommodation

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

Tenure - Freehold

Entrance Hall: Tiled floor, radiator, stairs to landing and cupboard under.

Cloakroom: Fitted with a white 2-piece suite, tiled floor, window and radiator.

Living Room: 17'3 x 11'

The room features a bay to front, fireplace with wood surround, cast iron insert and a tiled hearth, radiator.

Open way to:

Dining Room: 11' x 9'6

Window and casement door to garden: radiator.

Study: 7'10 x 6'1

Window to front, radiator and fitted bookshelves.





Kitchen/Breakfast Room: 14'3 x 10'10
 Range of storage units, worktops and stainless steel sink. Integrated gas hob, extractor hood and double electric oven, radiator and tiled floor. Space for washing machine, tumble drier, and fridge/freezer.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 12'3 incl. wardrobes x 11'1
 Front aspect, radiator, two double wardrobes.

En Suite Shower Room: White 3-piece suite, tiling, radiator and window.

Bedroom 2: 13' x 11'1 incl. wardrobe
 Window to the rear, two double wardrobes, radiator.

Bedroom 3: 12'4 x 7'11
 Double glazed window to front, radiator.
 Bedroom 4: 8'5 x 6'1
 Rear aspect and radiator.

Bathroom: With a white 3-piece suite, window, tiling, radiator and down lighters.

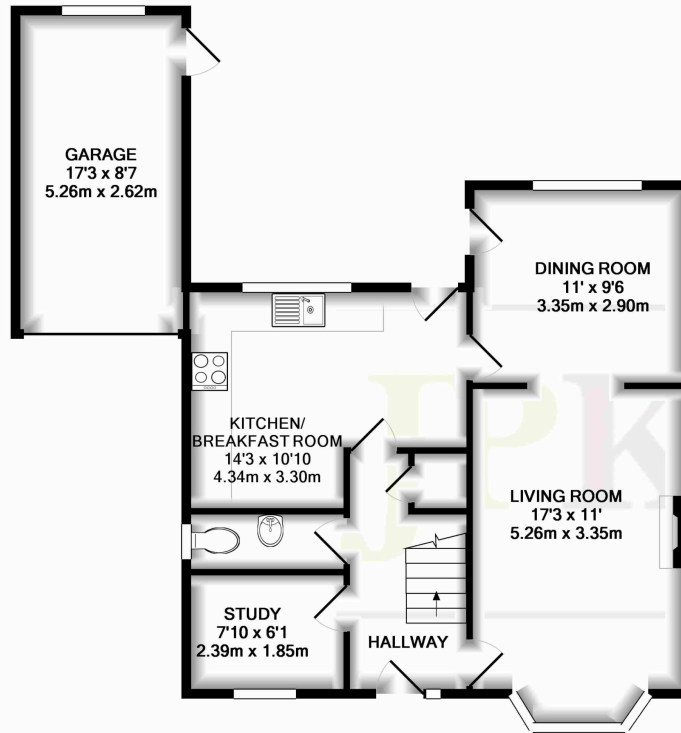
Outside
 Garage: 17'3 x 8'7
 Twin doors to front, light/power, gas boiler, loft storage and door to garden, window to rear.

Garden: A lovely feature facing south and extending to 37'. A paved terrace leads to an established lawn, with a pleached Red Robin hedge. It is enclosed by timber fence and brick wall with a side gate to front.

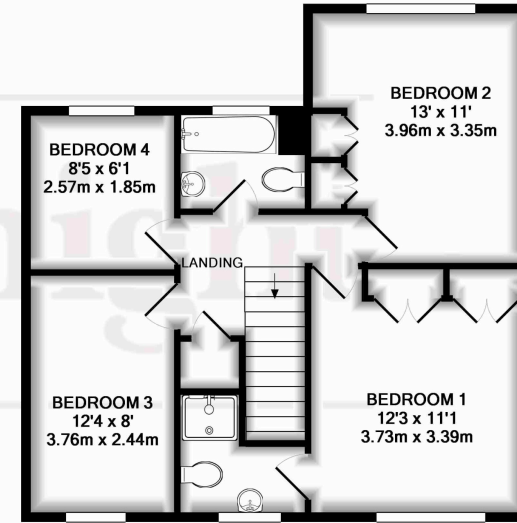


Directions: Proceed north from our offices via St Martin's Street to the cross roads by Waitrose. Turn left at the traffic lights into High Street and over the mini roundabout into Station Road. Turn right into Atwell Close and first left into Nelson Close, turn into the first spur on the right.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	82
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 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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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.

