

PROPERTY AGENTS

JPKnight



St Lucian's Lane, Wallingford OX10 9ER



St Lucian's Lane, Wallingford

A superbly presented 2 bedroom cottage, part of this delightful retirement community (for those over 55): in a tranquil courtyard setting it is within walking distance of both the river and town centre. The subject of much improvement by the current owner it has a refitted kitchen, cloakroom and luxury shower room. In addition it has a sitting room, dining room, garden/summer room and loft room. Outside there is a garden, garage and a visitor parking space.

The resident warden can be contacted from the property and there is also a fitted emergency call system.

Tenure - Freehold

Accommodation

The property is double glazed and has electric storage heaters.

Glazed Entrance Porch: Tiled floor, open way to:
Hall: Electric storage heater, stairs to landing.

Lounge: 15' x 12'8

Wall mounted electric fire, picture window out to the courtyard, electric storage heater, under stair storage cupboard.

Inner Hall.

Cloakroom: Fitted with a white 2-piece suite, radiator and cloaks cupboard.

Dining Room: 10'10 x 9'3

Electric storage heater, service hatch, fitted bookshelves, open way to:





Garden Room: 10' x 8'6
 Full width window, stable door to the terrace, tiled floor, electric storage heater, vaulted ceiling with down lighters, pine clad wall, worktop with recess for washing machine.

Kitchen/Breakfast Room: 10'9 x 8'6
 Refitted with a range of storage units, worktops, Bosch electric hob, oven and extractor hood, space for dishwasher and fridge/freezer, breakfast bar, serving hatch, down lighters

Stairs to landing: Airing cupboard.
 Loft hatch with folding ladder to loft room.

Bedroom 1: 15' x 10'9
 Window looking out across the courtyard: 2 wardrobes and a walk in over stair wardrobe.

Bedroom 2: 12' 9 x 9'11
 Window to rear, storage heater, Velux window.

Shower Room: 11'2 x 7'10
 Large walk in shower cubicle with digital control, hand wash basin, low level wc, bidet, cupboards, chrome radiator, Velux window, down lighters.

Loft Room: 18'3 x 15'6 (floor level)
 Velux window, plastered with and light and power (7'11 ridge height).

Outside
 Rear Garden:
 Small tiered paved terrace with a walled flower border. It is enclosed by a side wall and timber fencing. Side path to front.

Garage: 16'5 x 8'1
 Electric up/over door, light and power, loft storage.
 Visitor parking.

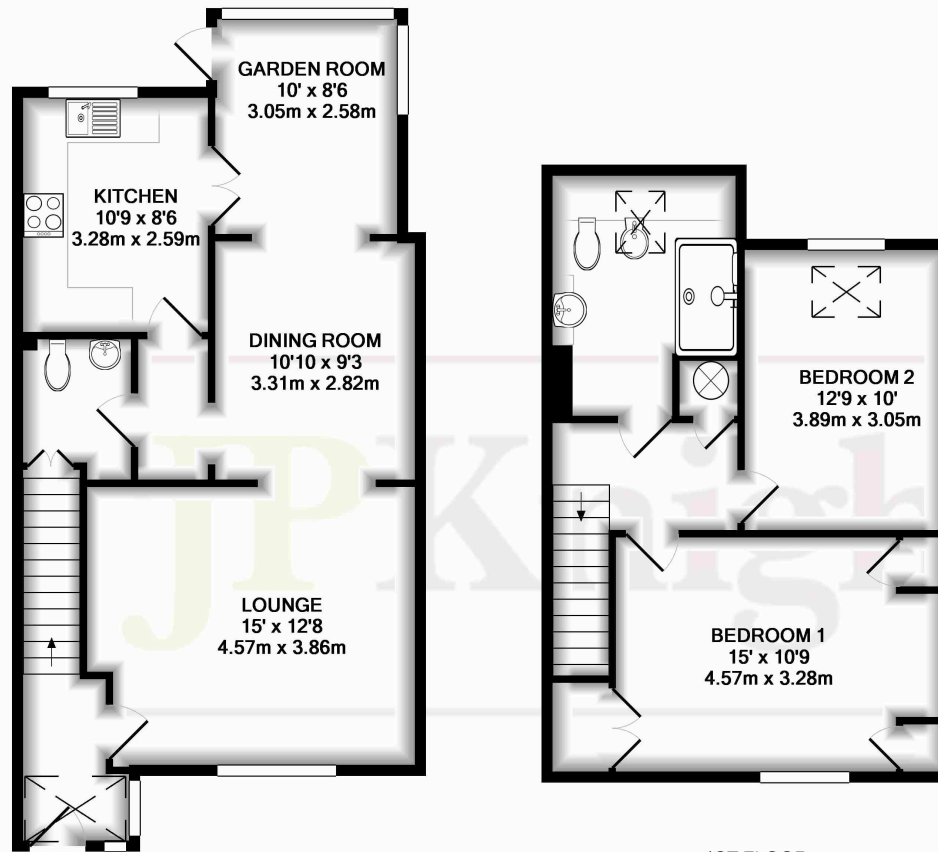


Directions

By Foot: Turn left from our offices into St Martin's Street and through the Market Place, continue along St Mary's Street and into St Leonard's Square. This then follows on to the Reading Road. Take the 1st left into Lower Wharf, along on the right a gate leads into the courtyard and the property is on the right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 1195 SQ.FT. (111.0 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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