



Old Moor Close, Wallingford OX10 9BY



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A well presented and extended family home with either 4 bedrooms and 2 reception rooms or 3 bedrooms with a self-contained 1 bedroom annexe. Set at the head of a small cul-de-sac it features a secluded garden, driveway and garage: this convenient location is within close proximity of the town.

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Entrance Hall: Down lighters, door to garage.

Cloakroom: White 2-piece suite, radiator, window.

Lounge: 20' x 11'7

Windows front and rear, two radiators, under stair storage cupboard, door to stairs.

Kitchen: 9'8 x 8'5

Range of storage units, worktops, stainless steel sink unit, gas hob, extractor hood above, double electric oven, space for dishwasher and fridge freezer, wood style floor, open way to;

Conservatory (double glazed): 9'8 x 6'8

Set on a brick plinth, wood style floor, radiator, door to garden.



Annexe Sitting Room





Stairs to Landing: Loft hatch, airing cupboard.

Bedroom 1: 10'7 x 9'10 (excl. wardrobe)
Window to rear, down lighters, wardrobe and radiator.

Bedroom 2: 10'6 x 9'6
Window to front, radiator.

Bedroom 3: 11'9' x 7'2
Window to rear, radiator.

Bathroom:
White 3-piece suite including shower over the bath, tiling, window, chrome radiator.

Separate Annexe
(Easily utilised as additional space for the main home)

Lounge: 10'10 x 10'10 Window to side.

Kitchen: 8' x 6'2
Front aspect, range of storage units, stainless steel sink unit, appliance space.

Bedroom: 9'8 x 6'9
Window to rear and door to side: radiator.

Shower Room: White 3-piece suite, tiling, chrome radiator, window.

Outside
Garage: 16'11 x 8' Up/over door, light and power, door to hall, plumbing for washing machine.

Garden:
Mainly set to lawn with established borders, it is enclosed by timber fencing and brick walling. Brick built barbeque, garden shed and greenhouse, gate to front.



Directions

Turn left from our office into St Martin's Street, proceed through the one-way system and St Leonard's Square and take the next right into St John's Road. Follow the road over the mini roundabout and, after 0.2 of a mile turn right into Borough Avenue, the 1st right is Old Moor Close,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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.

