

PROPERTY AGENTS

JPKnight



Reading Road, Wallingford OX10 9DP



Reading Road, Wallingford

A delightful Victorian villa, in need of some updating, believed to date from c.1885 and set just to the south of town in this prime residential area with a secluded west facing walled garden and a garage.

The living accommodation is arranged over 3 floors along with a basement, the house has 5 bedrooms, 2 bathrooms, a large reception hall with 2 separately approached reception rooms, a kitchen-breakfast room and utility room.

Period detail includes high corniced ceilings, a large bay window, quarry tiling and fireplaces. This great location is within easy walking distance of the town and all its amenities.



Tenure - Freehold

Accommodation

Front door with fanlights, opening to:

Reception Hall: Decorative quarry tiled floor, side window, door to garden. Stairs to landing and cellar, 2 radiators.

Sitting Room: 15'7 into bay x 13'1 Large walk-in bay window to the front, brick fireplace with marble surround and tiled hearth, shelving flanking the chimney breast. 2 radiators, picture rail and ceiling cornice.

Living Room: 13' x 10'10 Corner window to the rear and side window. Shelved fireplace recess and radiator.

Kitchen/Breakfast Room: 15'1 x 12'7 Twin French doors flanked by side windows open to the rear gardens, range of storage units with tiled worktops and stainless steel sink. Appliance spaces, radiator, picture rail and ceiling cornice.





Utility Room: 14'10 x 7' Windows either side and door to the garden, sink, radiator and gas boiler.
 Pantry: 7' x 3'1 window.
 Shower Room: White 3-piece suite part tiled walls and quarry tiled floor, windows front and side. radiator.

Stairs to 1st Floor Landing: Radiator.

Bedroom 1: 15'7 x 13'1 Wardrobes, 2 radiators, ceiling cornice, shelving.

Bedroom 2: 15' x 12'6 Window overlooking the rear garden, feature cast iron fireplace, radiator and wardrobe.

Bedroom 3: 10'9 x 9'1 Window to rear, cast iron fireplace, radiator, wardrobe.

Bathroom: 2-piece suite, part tiled walls, pine ceiling and wall cladding, radiator and window.

Inner Landing/Cloakroom: Window, airing cupboard, 2-piece suite, pine ceiling with down lighters.

Stairs to 2nd Floor Landing: Cupboard door opening to a large 11' eaves space.

Bedroom 4: 15' x 11'4 Window to the front, cast iron fireplace, wardrobes.

Bedroom 5: 13'1 x 13' Window to rear, cast iron fireplace, fitted shelving.

Basement: 13'7 x 12'8 Brick floor, window set in light well, stairs to hallway.

Outside

To the Front: Retaining wall, the garden is paved and interspersed with shrubs and trees. There is side access to the rear.

Garage: 18'6 x 9'1 Up/over door onto squire's walk and door to the garden.

Rear Garden: A lovely feature facing west and extending to 45' in length. There is a large paved terrace with retaining brick wall beyond is an area of lawn with plant borders and a further corner terrace. The gardens are enclosed by brick walling with a gate to Squire's Walk at the rear and side path to the front.



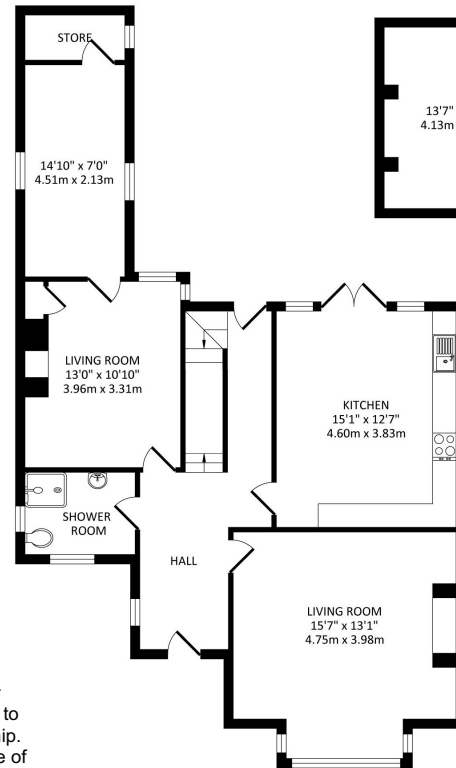
Directions: Turn left from our offices into St Martin's Street, through the one-way system and St Leonard's Square, this becomes Reading Road, the property is shortly on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

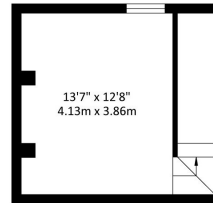
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



BASEMENT

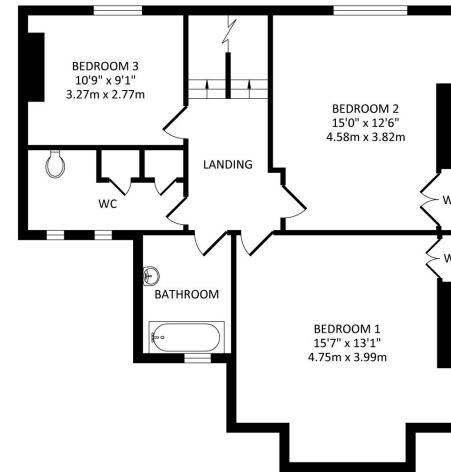


TOTAL FLOOR AREA : 2197 sq.ft. (204.10 sq.m.) approx.

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.



FIRST FLOOR



SECOND FLOOR

