



Winterbrook, Wallingford OX10 9EA



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Coming to the market for the first time in over 40 years is this mature family home in need of modernisation set in a superb west facing plot that exceeds a fifth of an acre with a gated driveway to the front. Accommodation comprises three bedrooms, bathroom, two reception rooms, kitchen, conservatory and WC. Set to the south of the town on this popular residential road and ideally located just half a mile from the town centre shops and amenities.

Tenure - Freehold

The property has gas central heating to radiators.

Accommodation

Entrance Hall: Window to side, radiator, under stair storage cupboard, stairs to landing.

Living room: 10'10 x 20'4 (into bay window) Double aspect with door to conservatory, three radiators, fireplace with gas fire, tiled hearth, surround and mantle.

Dining room: 10'6 x 13'10 Window to rear, radiator.

Kitchen: 8'11 x 13'10 Window to rear and door to garden, range of storage units and worktop, stainless steel sink unit, space for appliances, storage cupboard, boiler.

Conservatory: solid base with glazed surround and door to the garden.

Cloakroom: Window to front, white two-piece suite, radiator, tiling.





Stairs to landing: Radiator, airing cupboard, loft access.

Bedroom 1: 17'2 x 13'7 Two windows to rear, two radiators, fitted wardrobes, wood floor.

Bedroom 2: 10'7 x 13'7 Two windows to rear, two radiators, wood floor.

Bedroom 3 :16'7 x 8'11, window to front, radiator.

Bathroom: Window to front, three-piece suite, tiling, radiator.

Outside

Front garden: Wrought iron gates to extensive driveway with planted borders and large trees, lawn and path to the front door.

The secluded rear garden faces west with a paved terrace, extensive lawn flanked with shrubs and trees, timber fence and brick wall boundary. There is a greenhouse, and gated access to front on both sides.

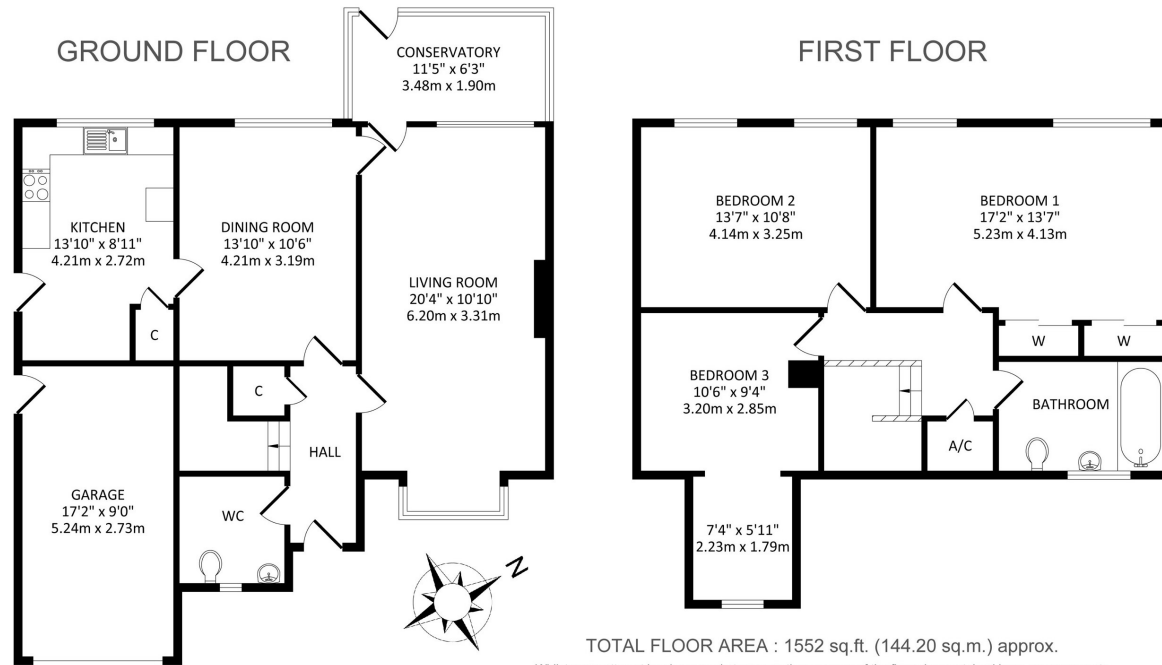
Garage: 17'2 x 9'0 Up and over door, light and power.



Directions

Turn left from our offices into St Martin's Street, follow this through the market square into St Mary's Street, out through St Leonard's Square and onto the Reading Road, this runs into Winterbrook, the property is along on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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.

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.

