

PROPERTY AGENTS

**JP**Knight



Imray Place, Wallingford OX10 9FW



## Imray Place, Wallingford

Ideally located just a short walk from Wallingford town centre shops and amenities, this beautifully presented three bedroom mid-terraced property set in the heart of this popular development. The property benefits a light and airy Kitchen/Breakfast Room, spacious Living/Dining Room with French doors to the garden, cloakroom, and wood floors throughout. Upstairs there are three good sized bedrooms and two bathrooms. The rear garden has a paved terrace, established lawn, storage shed, gated access to the rear and driveway parking for three cars to the front.



## Tenure - Freehold

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

### Accommodation

Entrance Hall: Wood floor, radiator, under stair storage cupboard, stairs to landing.

Kitchen/Breakfast Room: 9'7 x 11'9 Window to front, contemporary range of storage units with worktop, electric oven, five ring gas hob with extractor hood above, integrated dishwasher, washing machine and fridge/freezer, wood floor, downlighters, radiator.

Living/Dining Room: 16'1 x 15'6 French doors with glazed sidelights to rear, wood floor, two radiators.





Cloakroom: White two-piece suite, wood floor, downlighters, radiator.

Stairs to landing: Loft access, storage cupboard/wardrobe, airing cupboard.

Bedroom 1: 12'0 x 11'1 Window to front, two fitted wardrobes, bulkhead storage cupboard, radiator.

Ensuite Shower Room: Window to front, white three-piece suite, tiling, chrome radiator, downlighters.

Bedroom 2: 12'8 x 8'9 Window to rear, radiator.

Bedroom 3: 9'5 x 9'2 Window to rear, radiator.

Bathroom: White three-piece suite, tiling, chrome radiator, downlighters.

Outside

A pathway leads to the front door with a driveway and parking for three cars flanked with a planted border.

The rear garden has a full width paved terrace and path surrounding the lawn with planted borders, storage shed and gated access to the rear.

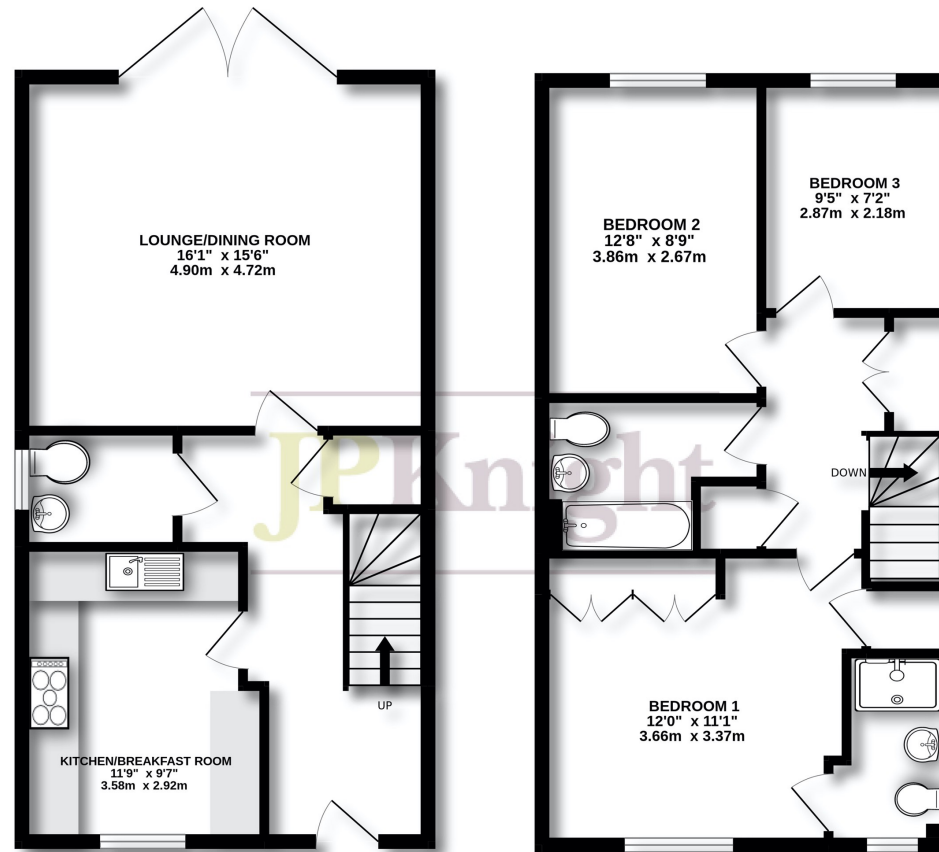


**Directions**

Take a left from our office and through the Market Place and into Reading Road, turn left at the next right into St John's Road and carry along until you reach a right turn into Borough Avenue. Take the next left and then right into Imray Place, take the first left and the property can be found on the right hand side.

Score	Energy rating	Current
92+	A	89   B
81-91	B	
69-80	C	
55-68	D	
39-54	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.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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