



20a High Street, Wallingford OX10 0BP



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A superb first floor three bedroom apartment set in the heart of the town with a balcony and private south facing 40' rear garden. The living accommodation centres around a fabulous 27' open plan living room/ kitchen/breakfast room, this has a door to a balcony that leads to the garden. In addition to the three bedrooms there is a modern three-piece bathroom. The property has its own front door with a staircase to the first floor.



Tenure - Leasehold

The property has gas central heating to radiators and some secondary glazing.

Accommodation

Front door to:

Entrance Hall: Radiator, meter cupboards and stairs to first floor, wood style floor, downlighters.

Living Room/Kitchen/Breakfast Room: 27' x 15'4

Living Area: It features a large sash window to the front with secondary glazing, wood style floor, radiator.

Kitchen Area: Door and window to the rear balcony with steps to garden, range of storage units and work top, integrated electric ceramic hob with extractor hood above, electric oven, integrated dishwasher, space for washing machine and fridge freezer, downlighters, radiator,

Loft access – gas boiler in loft installed in 2019.





Bedroom 1: (T shaped) 15'x 13'
Sash window to front with secondary glazing, radiator, full width fitted wardrobes.

Bedroom 2: 10'11 (max excl. wardrobe) x 10'10 Sash window to rear, radiator, full width range of wardrobes.

Bedroom 3: 7'10 x 6'7
Sash window to front with secondary glazing, radiator.

Bathroom: White three piece suite, tiled walls and floor, window, chrome radiator, down lighters.

Outside
Door from the kitchen to:

Balcony: 8' x 8' with timber balustrade and stairs leading down to:

Rear Garden:

A delightful feature which extends to a maximum of 40' in length and faces south, fully paved for ease of maintenance, there are flower and shrub borders and it is enclosed by brick and stone walls.



Directions

Turn right from our offices into St Martin's Street and then take the first right into High Street at the traffic lights. Pass the George Hotel and Avanti Restaurant on your left.

The property will be found shortly afterwards on the right hand side.

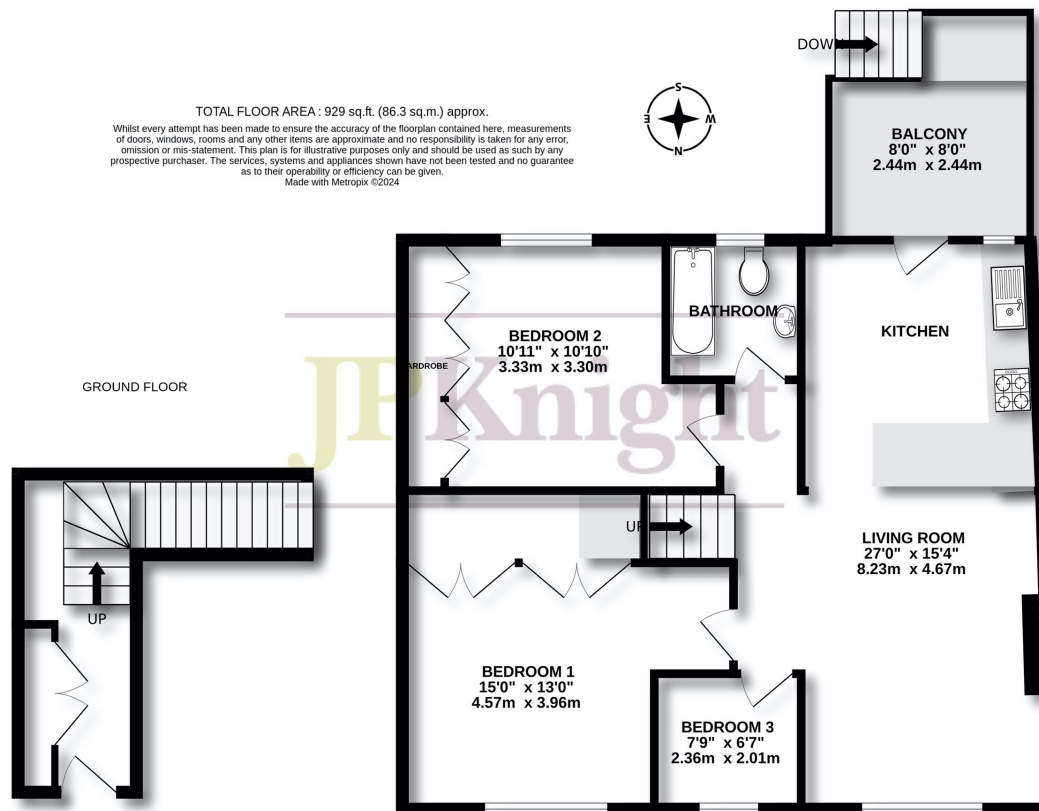
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	54 E	
21-38	F		
1-20	G		

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.



FIRST FLOOR

TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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GROUND FLOOR