



Old Moor Close, Wallingford, OX10 9BY





## Old Moor Close, Wallingford

A rare opportunity to acquire a home within this small enclave close to the amenities in the town, a supermarket and bus stop. This delightful, 3 bedroom link detached house has a welcoming living room with feature fireplace, large front window and French doors opening out to the rear garden, beautifully presented kitchen and a separate dining room. There is also a cloakroom and upstairs family bathroom.

Externally the property benefits from a garage wide driveway, providing off street parking, the rear garden is predominantly laid to lawn with terraced patio seating areas.



## Tenure - Freehold

### Accommodation

Entrance Hall: Stairs to landing, dado rail and radiator.

Cloakroom: White two-piece suite, panelled dado, radiator and window.

Living Room: Double aspect with a picture window to the front and twin French doors to the terrace and garden at the rear. It has a feature fireplace with a white surround and electric living flame fire, two radiators, down lighters and under stair cupboard.

Kitchen: Window to the rear, range of storage units with worktops and sink. Induction hob, extractor hood, double electric oven with adjacent larder style drawer unit, space for washing machine and dishwasher, down lighters and wood style floor.







Dining Room: French doors to the garden, wood style floor, down lighters and radiator.

Stairs to Landing: Window to the side, airing cupboard housing gas boiler, loft access.

Bedroom 1: Window overlooking the rear garden, radiator, wardrobe.

Bedroom 2: Picture window to the front, radiator.

Bedroom 3: Front aspect, radiator, bulkhead and fitted bed base with drawer units.

Bathroom: fitted with a white three piece suite including a bath with shower unit and screen above, part tiled walls, wood style floor, radiator and window, down lighters.

Outside

To the Front: Mostly block paved with parking for up three vehicles.

Garage: Up over door, power and door to the house.

Rear Garden: Full width paved terrace pave, leading to an area of lawn bordered by flower and shrub beds, enclosed by timber fencing, a gazebo covers part of the rear Terrace.



#### Directions

From our offices in St Martin's Street, turn left onto St Mary's Street, turn right onto St John's Road, at the mini roundabout go straight over and stay on St John's Road, turn right into Borough Avenue the first right is Old Moor Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

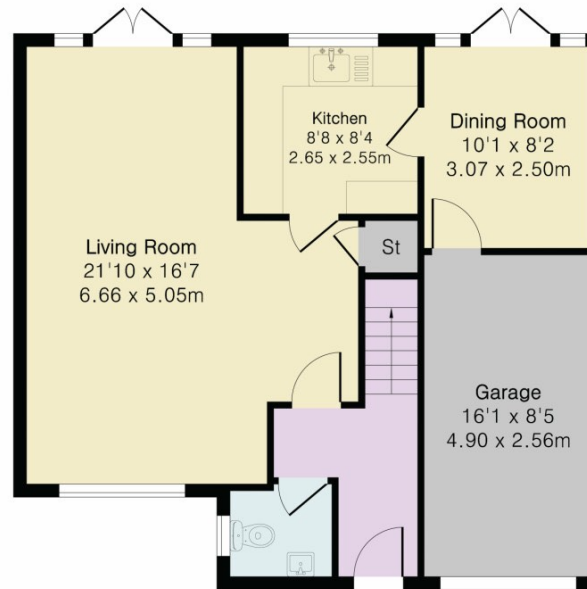
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



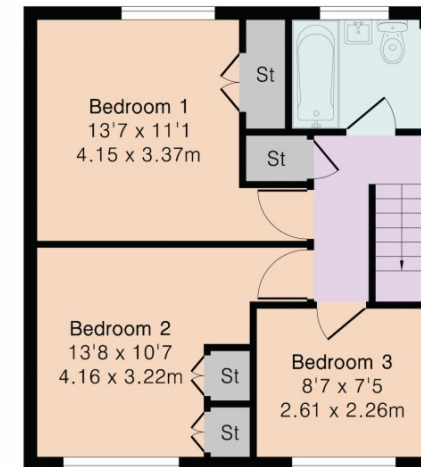
## Approximate Gross Internal Area 1128 sq ft - 105 sq m (Including Garage)

Ground Floor Area 701 sq ft – 65 sq m

First Floor Area 427 sq ft – 40 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

