

PROPERTY AGENTS

JPKnight



Fir Tree Avenue, Wallingford OX10 0PL



Fir Tree Avenue, Wallingford

Tucked away in a quiet corner of this highly sought-after development, this beautifully presented two-bedroom terraced cottage offers stylish interiors, a secluded 30' east-facing garden and the benefit of a nearby allocated parking space.

On the first floor are two generous double bedrooms served by a refitted shower room. On the ground floor, an entrance hall leads to a 15' sitting room, providing a comfortable and inviting living space. To the rear, the 12' kitchen/breakfast room enjoys a pleasant outlook and opens directly onto the garden.

The delightful 30' east-facing rear garden offers a good degree of privacy and features a summerhouse, creating an excellent space for relaxation, hobbies or home working.

Conveniently positioned approximately one mile from the town centre and its wide range of amenities, this charming cottage combines peaceful surroundings with excellent accessibility.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators, double glazing and an array of photovoltaic cells that help reduce energy costs.

Entrance Hall: Panelled dado, door to:

Sitting Room: A bright room with a picture window to the front and an open staircase to the first floor. There is a radiator, dado rail and downlighters.

Kitchen/Dining Room:

Kitchen: Attractive range of units with white sink, wood worktops and integrated gas hob, extractor hood, electric oven, fridge and freezer. Appliance space, downlighters and window.

Dining Area: French doors to garden, cupboards, radiator and downlighters.



Outside

Stairs to Landing: Loft access.

Bedroom 1: Window overlooking the garden, radiator and full-width range of wardrobes.

Bedroom 2: Front aspect, airing cupboard and wardrobe recess, radiator.

Shower Room: Beautifully fitted with a white 3-piece suite including a corner shower, tiled walls and wood-style tiled floor, chrome radiator.

To the Front: There is an area of lawn with flower borders in front of the house and a path to the front door.

Parking Space: Middle one of the three.

Rear Garden: A lovely feature, it is secluded, faces east and extends to 30' in length. The garden has been landscaped to be low-maintenance with a tiered area of paving flanked by stone-walled flower beds. It is enclosed by timber fencing with rear access.

Timber Summerhouse: 8' x 5'10 Twin doors open to the garden with light and power.



Directions

Turn right from our offices into St Martin's Street to the crossroads by Waitrose and turn left at the traffic lights into the High Street. Proceed over the mini roundabout into Station Road. After 0.4 mile turn left into Fir Tree Avenue . Follow this to the end, around to the right, the property is at the end.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	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.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 688sq.ft. (63.9 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.
Made with Metropix ©2024