



1 Compton Terrace, Wallingford OX10 0JU



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An attractive double fronted cottage that is believed to date from the 1930s which the current owner has extended and improved, nestled in a quiet, no through road within easy walking distance of the town.

The property's accommodation consists of 3 double bedrooms and a luxury 4-piece bathroom, downstairs it has a sitting room, family room and spacious L-shaped kitchen/breakfast room.

There is driveway parking to the front and an enclosed low maintenance rear garden with a timber studio.



Tenure - Freehold

Accommodation

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

Enclosed entrance porch with front door to: Entrance Area: Stairs to landing with cupboard under, opening to:

Family Room: 17'8 x 10' A bright double aspect room with French doors to the garden, a wood style floor, radiator and down lighters. Cupboard housing gas boiler and an archway to:

Sitting Room: 16'1 x 8'7 Wood style floor, windows front and rear, down lighters and radiator.





Kitchen/Breakfast Room: 19'4 into bay x 17'3 (L-shaped) An attractive space with a bay to the front and window and door to the garden. Range of storage units with worktops and sink unit. Rangemaster cooker with extractor hood, further appliance spaces, tiled floor, down lighters and radiator.

Stairs to Landing: Two windows to the front, radiator and loft access.

Bedroom 1: 12'11 x 8'10 Front aspect, range of wardrobes, cast iron fireplace, radiator and wood style floor.

Bedroom 2: 11'2 x 8'7 Front aspect, radiator, wood style floor and down lighters.

Bedroom 3: Large velux window, wood style floor and radiator.

Bathroom: Beautifully fitted with a white 4-piece suite that includes a bath and separate shower cubicle, tiled walls and floor, down lighters, window and chrome radiator.

Outside

To the Front: There is a full width cobble effect drive enclosed by a picket fence and privet hedge.

Rear Garden: Extending to 39' in width the garden has an area of lawn, flowerbeds to the borders and a railway sleeper patio area. It is enclosed by timber fencing with gated rear access and a narrow, gated passage to the front.

Studio: 8'7 x 8'7 Double glazed French doors and window, wood style floor, light and power.



Directions:

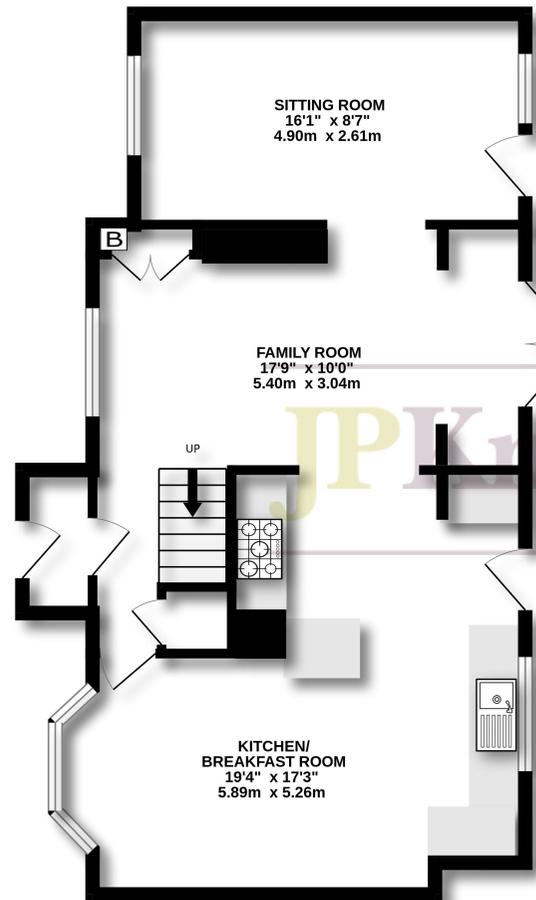
Turn right from our offices in St Martin's Street, left at the Waitrose traffic lights, after the petrol station take the next left into Charter Way. Take the 1st right into Hazel Grove, Compton Terrace is in the 2nd spur on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		

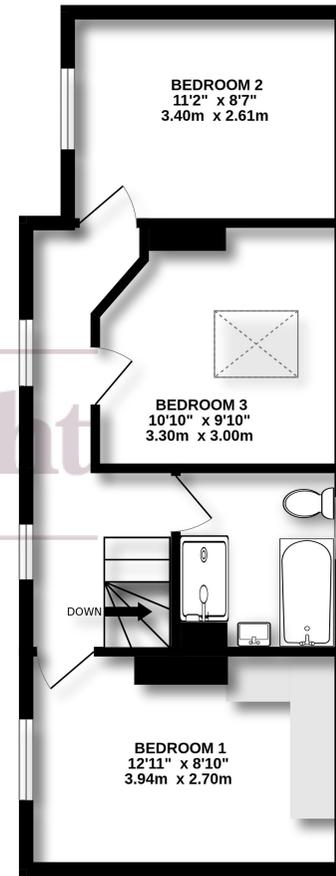
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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: 1118sq.ft. (103.9 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.
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