

PROPERTY AGENTS

JPKnight



43 St Johns Road, Wallingford OX10 9AW



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Situated in an established residential area within close proximity of the shops and restaurants of the town, an impressive double fronted four bedroom home with a south facing garden, driveway parking and a large store (previously the garage). This attractive period home is believed to date from c.1910 and has accommodation arranged over three floors and includes a bathroom, cloakroom, sitting room with fireplace, kitchen/breakfast room and utility with store.

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

Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing.

Sitting Room: 12' x 12' Brick fireplace with a tiled hearth and shelving to side of chimney breast, radiator, window to the front and French doors to:

Conservatory: 7'10 x 5' Double glazed with a glass roof, tiled floor, door to rear.

Kitchen/Breakfast Room: 12'11 x 12' Range of storage units with worktops, recess with gas hob, extractor hood and electric oven. White sink, dishwasher, windows front and rear. Wood style floor, down lighters. Under-stair pantry. larder cupboard with shelving and window.





Utility Room: 7'7 x 7'7 Window, tiled floor, door to the side/front. Appliance spaces, gas boiler.
Cloakroom: 2-piece white suite, tiled floor, window and radiator.
Store: 9'7 x 4'3 Window to the front, tiled floor.

Stairs to 1st Floor Landing: Radiator, window to front.

Bedroom 1: 12' x 12' Front aspect, radiator and dado rail.

Bedroom 4: 10'2 x 5'10 Front aspect, radiator.

Bathroom: Fitted with a white 3-piece suite, shower unit and screen above the bath, radiator, tiling, window and wood style floor.

Stairs to Second Floor Landing: Cupboard.

Bedroom 2: 12'11 x 10'9 (floor level)
Front aspect, radiator.

Bedroom 3: 11'11 x 11'10 (floor level)
Rear aspect and radiator.

Outside

There is a concrete hard standing to the side and rear of the house with brick wall and side gate.

Detached Store: c.16'6' x 13'4 (Formerly the garage) Side door, recently re-roofed.

Block paved drive between the store and garden.
Rear Garden: Extending approx. 29' and facing south it is set to lawn with border beds, timber fencing and hedge border.



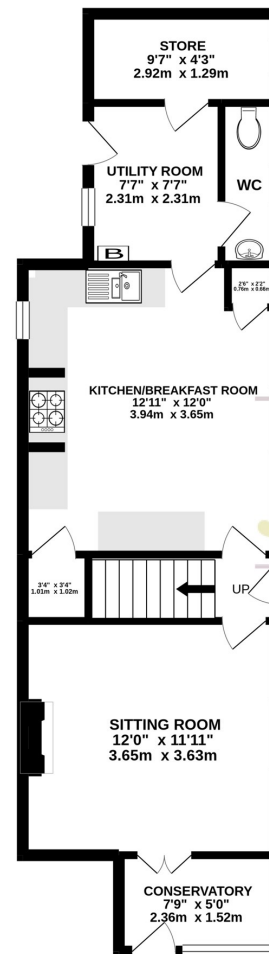
Directions: Turn left from our offices into St Martin's Street, follow the one-way system through town, past St Leonard's Square and then turn first right into St Johns Road, follow this across the mini roundabout the property is shortly on the left.

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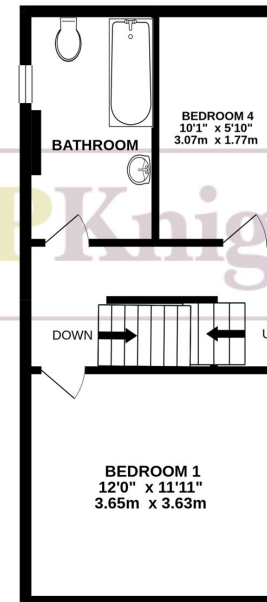
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



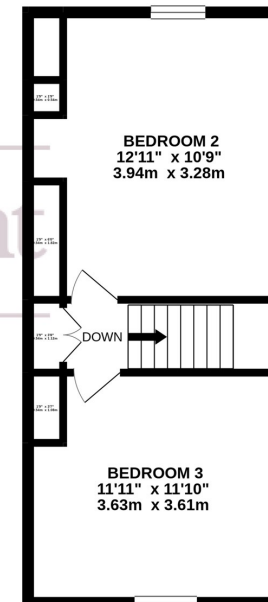
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1162sq.ft. (108.0 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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