



Blackstone Road, Wallingford OX10 8JL



Blackstone Road, Wallingford

Set in a quiet and established residential area just to the north of town, a semi-detached family home with a south, southeast facing garden. There is driveway with parking for 2 cars, a garage and front garden: the rear garden is enclosed with terrace, artificial grass lawn and shrub borders.

The house comprises 3 bedrooms and a refitted shower room, downstairs there are 2 reception rooms, kitchen, boot/cloakroom and a utility linking through to the garage. This convenient location is within walking distance of the shops and restaurants of the town and less than 2 miles from the A4074 with access to both Reading and Oxford.

Tenure - Freehold

Accommodation

Entrance Hall: Radiator, stairs to landing, cupboard.

Boot/Cloakroom: 8'11 x 8' Window, low level toilet, wash basin, electric radiator.

Sitting Room: 14'2 x 10'6. Picture window to the front, fireplace with a coal effect gas fire featuring a wood surround and tiled inset and hearth, radiator.

Dining Room: 10'10 x 10'8 Sliding patio doors to the garden, radiator.

Kitchen: 10'7 x 9'4 Window to the rear, range of storage units with worktops, electric ceramic hob with extractor hood, electric oven and larder cupboard.

Rear Lobby: 6'11 x 6'7 Space for fridge/freezer.





Utility Room: 9'6 x 6'7 Window and doors to the garden, cupboards and worktops, spaces for washing machine and tumble drier.

Stairs to Landing: Window to the side, loft access, airing cupboard housing the hot water tank and gas boiler, radiator.

Bedroom 1: 11'3 x 10'6. Window to the front and wardrobe.

Bedroom 2: 12'10 x 8'10. Window to the rear, radiator, door to airing cupboard, wardrobe.

Bedroom 3: 9'2 x 7'6. Window to the front.

Shower Room: Refitted white 3-piece suite including a tiled shower cubicle, low level wc and wash basin, tiled walls, window and radiator.

Outside

Front Garden: There is a double width block paved drive, artificial grass lawn and path to the door.

Garage: 16'9 x 11'4 – 8'11 Roller door and door to the house, it widens to the rear with a workshop area.

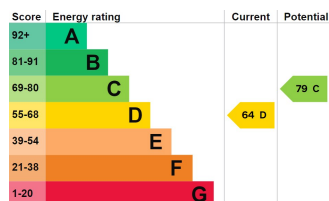
Rear Garden: Facing south, south-east the garden has a paved terrace leading to an artificial grass lawn, flower beds to the borders and enclosed by a timber fence.

Timber garden shed.



Directions

Turn right from our offices into St Martin's Street, through the traffic lights into Castle Street for 0.4 miles then turn left onto Glyn Road, then left again onto Blackstone Road where the property can be found on the left.

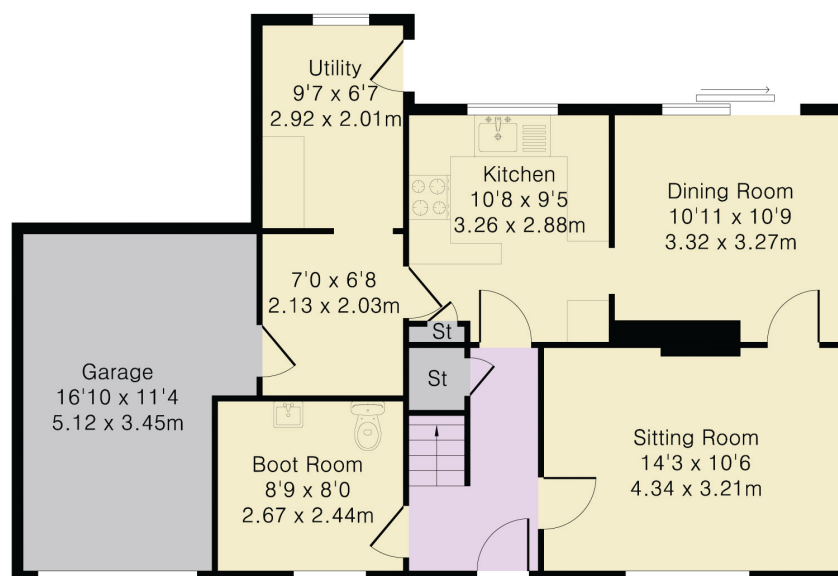


Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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

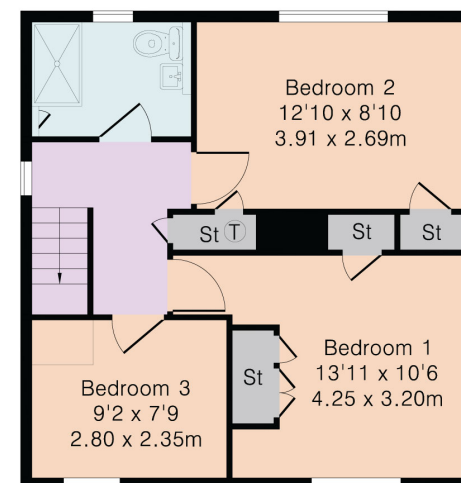
Approximate Gross Internal Area 1243 sq ft - 115 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 443 sq ft – 41 sq m



Ground Floor



First Floor

