



## FEATURES

- Three bedroom terraced house
- Refurbishment work required
- Immediately available - no chain
- Good sized rear garden
- Open plan kitchen/diner
- Grade II Listed
- Sold with vacant possession
- Opportunity to add value
- Approx five minute walk to Waitrose
- Freehold

Offers In The Region Of £350,000

## Three Bedroom Terraced House

2 Kinecroft  
Wallingford  
Oxfordshire OX10 0DT

### OVERVIEW

A three bedroom terraced house, with accommodation arranged over ground and first floors. The property will benefit from some modernisation and refurbishment to provide buyers with an opportunity to add value once the works are complete.

Upon entering the property, there is a living room which leads to the kitchen/diner area. Within the living room there is the staircase to access the first floor. To the first floor, off the landing there are three bedrooms and a family bathroom.

The kitchen has; a tiled floor, spot lighting, fitted cupboards and worktops with tiled splash backs. There are double doors leading out to the rear garden which is slightly raised via a set of steps from outside the kitchen.

### OVERVIEW CONTINUED

The garden is a predominantly a mix of slabbing and gravelled areas with plants.

The bathroom on the first floor has a bath, sink and toilet.

The more spacious rear bedroom is carpeted, and the other two bedrooms to the front of the property have exposed timber floor boards.

The property is full of character and has exposed wooden beams, and low ceiling heights. There is an open fireplace within the front living room adjacent to the stairs.

The property is located on the southern side of Kinecroft, just a short walk into Wallingford town centre which includes cafes, restaurants, Waitrose supermarket and much more.



## Accommodation

Ground floor: 47.53 m2 / 511 ft2

First floor: 39.38 m2 / 424 ft2

Total: 89.61 m2 / 935 ft2

## Grade II Listed

Historic England confirms that all properties at 1-6 Kinecroft are Grade II Listed. The listing entry number is 1468304, with a listing date of 9 June 2020.

## Services

We understand the property to have mains gas, electricity, water and drainage. None of the services have been tested by John Pye Property

## Tenure

Freehold

## Council tax

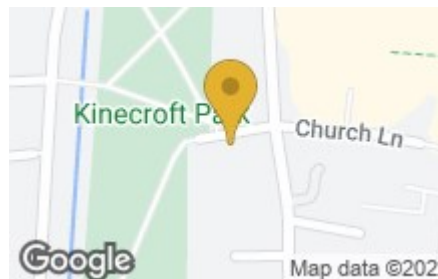
The property is rated in Council Tax Band C. Council Tax payable (2022/23) is approximately £1468.10.

## Asking Price

Offers in the region of £350,000

## Buyers Premium

2% (min. £1,800) inc. VAT



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-101) A			(10-15) A		
(81-90) B			(16-20) B		
(71-80) C			(21-25) C		
(61-70) D			(26-30) D		
(51-60) E			(31-35) E		
(41-50) F			(36-40) F		
(31-40) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	