The Estate Agent People Recommend

WentWorth Estate Agents

136 Victoria Road, Wargrave RG10 8AJ

Price guide £575,000

Wentworth Estate Agents are delighted to offer this VICTORIAN THREE BEDROOM END TERRACE HOUSE with NO ONWARD CHAIN in the beautiful village of Wargrave. This property MUST BE VIEWED to appreciate the size, character and location.

The property is within walking distance of the River Thames, high street pubs, corner shop, pharmacy, coffee shops, doctors surgery, recreation ground and the train station.

Wargrave is near to Twyford with shops, restaurants, Tesco Express and Waitrose and the historic town of Henley-on-Thames is only 4 miles away.
The Piggott infant and Junior schools are also within walking distance and the Piggott secondary school is just over 1 mile away.

The property has a stunning diamond patterned path, leading to a brightly coloured welcoming front door, with a gravelled front area, perfect for plants and pots.

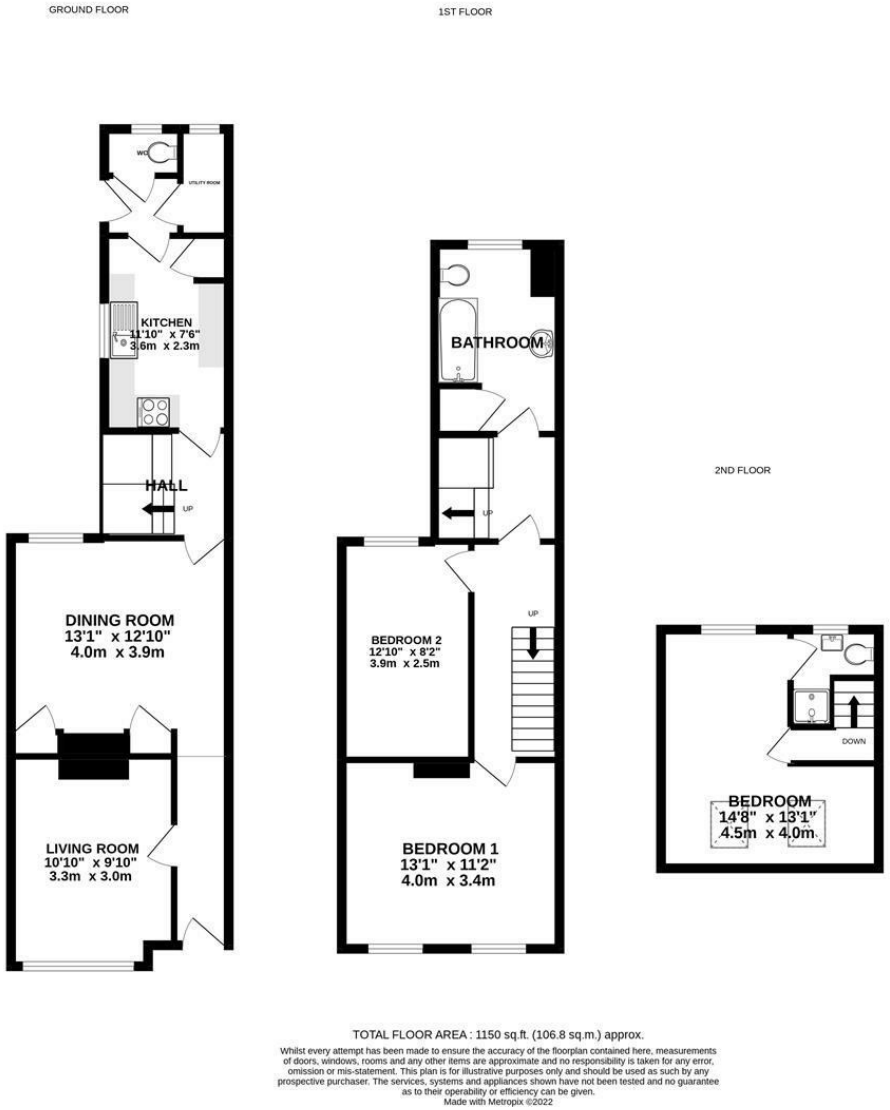
Ground floor comprises of a good size light entrance hall, leading into the living room with fireplace and large window. Back into the entrance hall, leads through into the dining room with fireplace and storage cupboards on either side and window with a garden view. This continues through into the kitchen with plenty of eye and base level units, oven, breakfast bar area and through to the cloakroom and utility cupboard. The rear of the house also benefits with access to the lovely south facing garden.

First floor accommodation comprises of large double bedroom at the front of the property with feature fireplace and a sink, a further double bedroom with a view of the garden and large family bathroom with bath and shower over, WC and wash hand basin.

Second floor comprises of a further bedroom benefiting with lots of light, velux windows and bathroom with shower, WC and wash hand basin.

Further benefits include a good sized private south facing laid to lawn garden with access at the rear, unrestricted street parking to the front, gas central heating, plenty of scope and lots of character.

EPC - E



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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ACCOMMODATION

- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- FIRST FLOOR BATHROOM
- TWO SEPARATE RECEPTIONS
- CLOAKROOM
- SOUTH FACING PRIVATE GARDEN
- PLENTY OF CHARACTER
- POPULAR VILLAGE
- ON STREET PARKING

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.