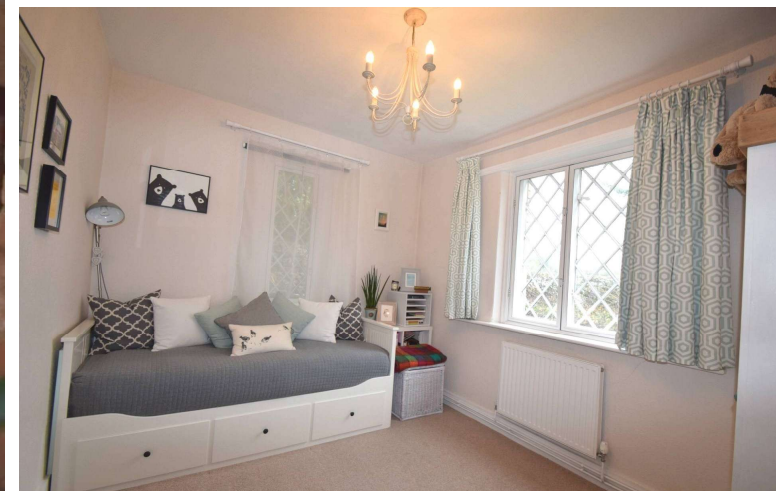




2 Chiltern Gate, Hill Road,
Watlington, Oxfordshire, OX49 5AB

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Available for sale for the first time with no onward chain, a very spacious Grade II listed ground floor apartment with large sitting/dining room, kitchen, two double bedrooms, bathroom, WC and a small garden to the front and rear. Ideally situated close to shops, amenities and the free car park.

ACCOMMOATION:

Wooden front door with panel glazed inserts into:

ENTRANCE HALL:

Doors to bedroom one, sitting room, bathroom and WC, ceiling light point, power points and radiator.

BEDROOM ONE: 4m (13'1") x 0m (0")

A large double room with secondary glazed window to the front, built in cupboard, ceiling light point, power points and radiator.

BATHROOM:

Fitted with a white suite comprising panel sided bath with shower mixer tap and rail over, vanity wash basin, part tiled walls, tiled floor, heated towel radiator and ceiling spot light fitting

WC 3.2m (10'6") x 1.1m (3'7")

Fitted with a white suite of close coupled WC and pedestal hand wash basin, ceiling light point, radiator and double glazed window to the rear.

SITTING/DINING ROOM: 5.8m (19'0") x 4.2m (13'9")

An extremely spacious reception room with large brick fireplace and wood burning stove, ceiling light point, power points, television aerial point, telephone point, radiator and two secondary glazed windows to the front. Doors to:

KITCHEN: 3.6m (11'10") x 2.9m (9'6")

Fitted with a matching range of cream shaker style wall and base units housing cupboards and drawers, granite effect work surfaces, inset stainless steel sink/drain unit with mixer tap, inset four ring gas hob with electric oven below and extractor hood over, washing machine, dishwasher and space for fridge/freezer. wall mounted gas fired combi boiler, original floor tiles, ceramic tiled splash backs, ceiling light point, power points, secondary glazed window to the side and panel glazed door to the rear.



BEDROOM TWO: 3.6m (11'10") x 2.9m (9'6")

Double room with secondary glazed windows to the front and side, ceiling light point, power points and radiator.

OUTSIDE:

The property benefits from a small lawn garden to the front and rear.

SERVICES AND OUTGOINGS:

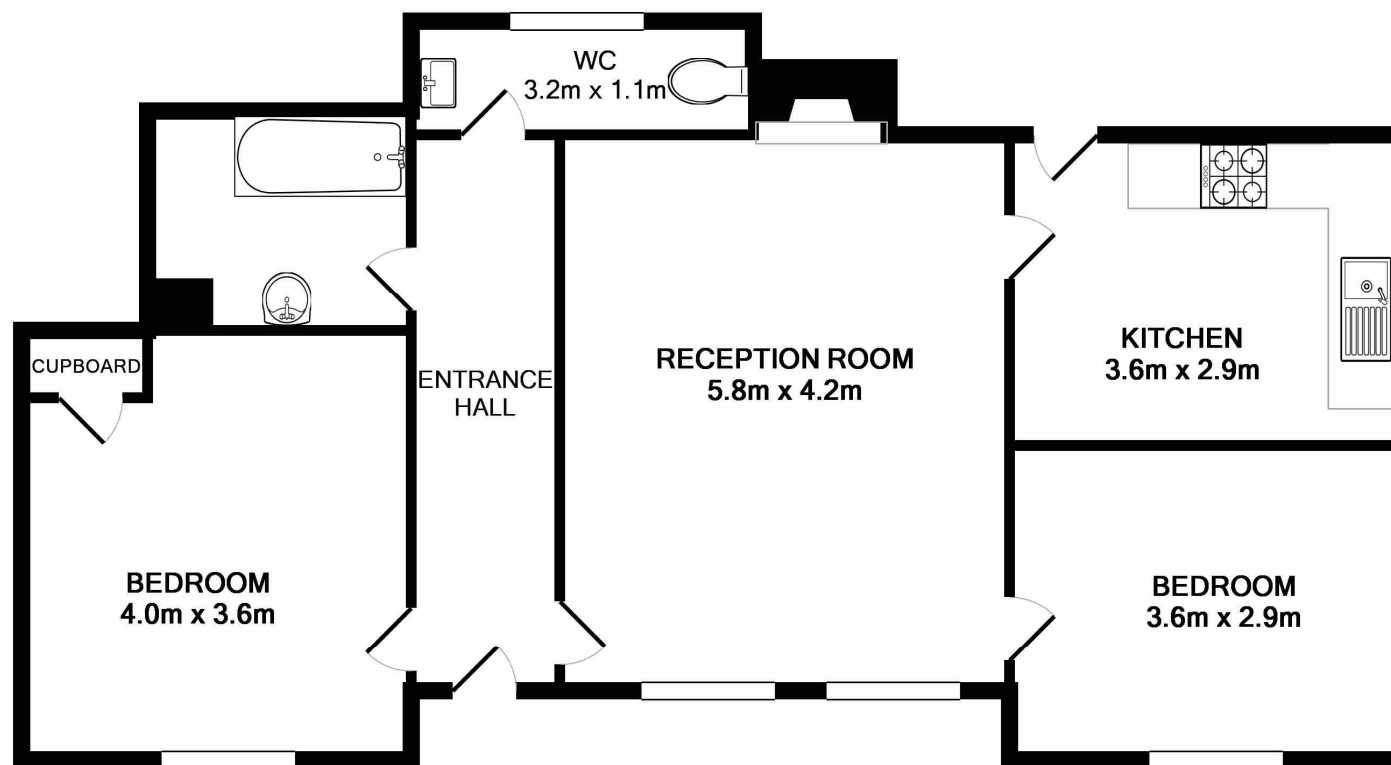
Mains water, drainage, electricity and gas. Gas central heating. South Oxfordshire District Council - Tax Band D.

EPC RATING:

Exempt

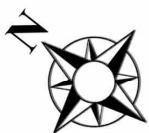
VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



TOTAL APPROX. FLOOR AREA 73.0 SQ.M. (786 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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