



30 Shirburn Street, Watlington, Oxfordshire, OX49 5BT

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



DESCRIPTION

A mid terrace cottage situated in the heart of Watlington centre within easy walking distance of the shops. The property benefits from exposed beams, living room, fitted kitchen, 2 double bedrooms, bathroom, gas central heating and a long garden with views over the Chiltern Hills. No onward chain.

ACCOMMODATION - GROUND FLOOR:

Step up and solid wood front door into:

HALL:

Overhead cupboard housing electricity consumer unit. Wall light point, stairs rising to first floor and step down to:

SITTING ROOM:

5.02m x 4.16m (16'6" x 13'8"). A lovely well lit room provided by three double glazed windows to the front and French doors to the rear leading on to the terrace. Exposed ceiling timber, wood veneer flooring, under stairs storage cupboard with shelving, ceiling light point, double power points, television aerial point, radiator and door leading to:

KITCHEN:

3.97m x 2.38m (13'0" x 7'10"). Fitted with a range of matching 'Shaker' style painted kitchen wall and floor units comprising cupboards and drawers, Beech effect work surfaces, inset stainless steel one and a half bowl sink unit with drainer and mixer tap, ceramic tiled splash-backs, built in brushed steel oven and grill with four ring electric hob over, space for under unit fridge/freezer, space and plumbing for washing machine, wall mounted gas-fired combination boiler, tiled floors, recessed halogen down lights, double power points, wooden door to terrace and garden and double glazed windows to side and rear with views of the Chiltern Hills beyond.



FIRST FLOOR - LANDING:

Exposed roof timbers to stairwell and landing, wall light point, doors to bedrooms and bathroom and double glazed window to the rear.

BEDROOM ONE:

3.15m x 3.14m (10'4" x 10'4"). Fitted wardrobes to one wall with hanging rails and shelving, airing cupboard to recess with slatted shelving, access hatch to loft space, double power points, ceiling light point, radiator and large double glazed window to front.

BEDROOM TWO:

3.20m x 2.41m (10'6" x 7'11"). Fitted wardrobe, double power points, ceiling light point, radiator and double glazed window to rear with views over neighbouring farmland and the Chiltern Hills beyond.

BATHROOM:

1.87m x 1.63m (6'2" x 5'4"). Fitted with a white suite comprising panel sided bath with glazed side screen and shower over, pedestal hand wash basin and concealed cistern WC, heated towel rail, tiled floor and walls, ceiling light point and double glazed obscured glass window to rear.

OUTSIDE

A stone paved terrace extends from the rear of the cottage. Outside light and steps up to: Garden 27.43m (90'0"). A large southeast facing garden with outlook over farmland to the Chiltern Hills. An extended lawn with planted border is enclosed by close boarded fencing. A timber framed and clad storage shed lies to the rear.

SERVICES:

Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to BT regulations

OUTGOINGS:

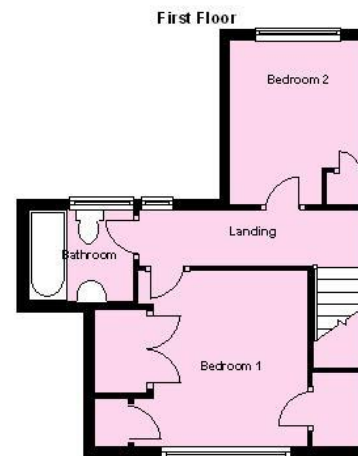
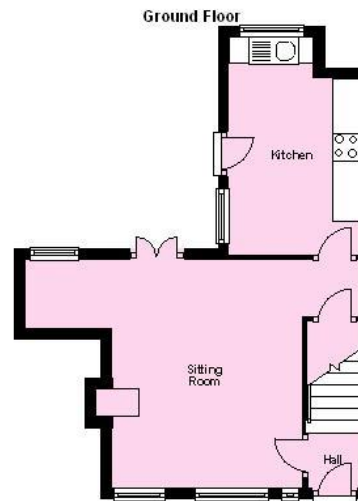
South Oxfordshire District Council Tax Band D.

EPC RATING:

56 -D

VIEWING ARRANGEMENT:

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



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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