



7 Church Street, Watlington,
Oxfordshire, OX49 5QP

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



DESCRIPTION

Centrally placed in the town and ready for modernisation, this semi detached house with no onward chain has accommodation comprising sitting room, dining room, kitchen, cloakroom, conservatory/utility, three bedrooms and shower room. The property has an enclosed rear garden and off road parking.

ACCOMMODATION - GROUND FLOOR:

Covered porch with outdoor storage cupboard and half glazed front door into:

HALLWAY:

Doors to cloakroom, living room, storage cupboard and doorway to kitchen, stairs rising to the first floor, electric storage heater and ceiling light point.

CLOAKROOM:

Close coupled W/C and hand wash basin, Ceiling light point.

SITTING ROOM: 4.19m (13'9") x 3.45m (11'4")

Double glazed windows to the front, storage heaters and ceiling light point.

KITCHEN: 2.68m (8'10") x 2.6m (8'6")

Fitted with a range of wall and base units housing cupboards and drawers, roll top work surfaces, part tiled walls, sink/drain unit, space for electric cooker and fridge/freezer, ceiling strip light, window to the conservatory at the rear and door to:

DINING ROOM: 4.48m (14'8") x 2.67m (8'9")

Double doors to large cupboard, electric storage heater, ceiling light point, double glazed window to the rear garden and half glazed door to:



CONSERVATORY: 3.67m (12'0") x 1.72m (5'8")

Of UPVC construction, currently used as a utility room with space and plumbing for washing machine, tumble dryer and dishwasher, half glazed door facing to the front of the property,

FIRST FLOOR - LANDING:

Doors to all three bedrooms and shower room, storage cupboard and airing cupboard housing hot water tank, ceiling light point and double glazed window to the side.

BEDROOM ONE: 4.2m (13'9") x 3.24m (10'8")

Double room with built in cupboard, ceiling light point and double glazed window to the rear.

BEDROOM TWO: 3.82m (12'6") x 2.93m (9'7")

Double room with ceiling light point and double glazed window to the front.

BEDROOM THREE: 2.67m (8'9") x 2.38m (7'10")

Single room with ceiling light point and double glazed window to the front.

SHOWER ROOM:

Fitted with a white suite comprising large quadrant shower cubicle, vanity hand wash basin and concealed cistern WC, double glazed window to the rear.

OUTSIDE:

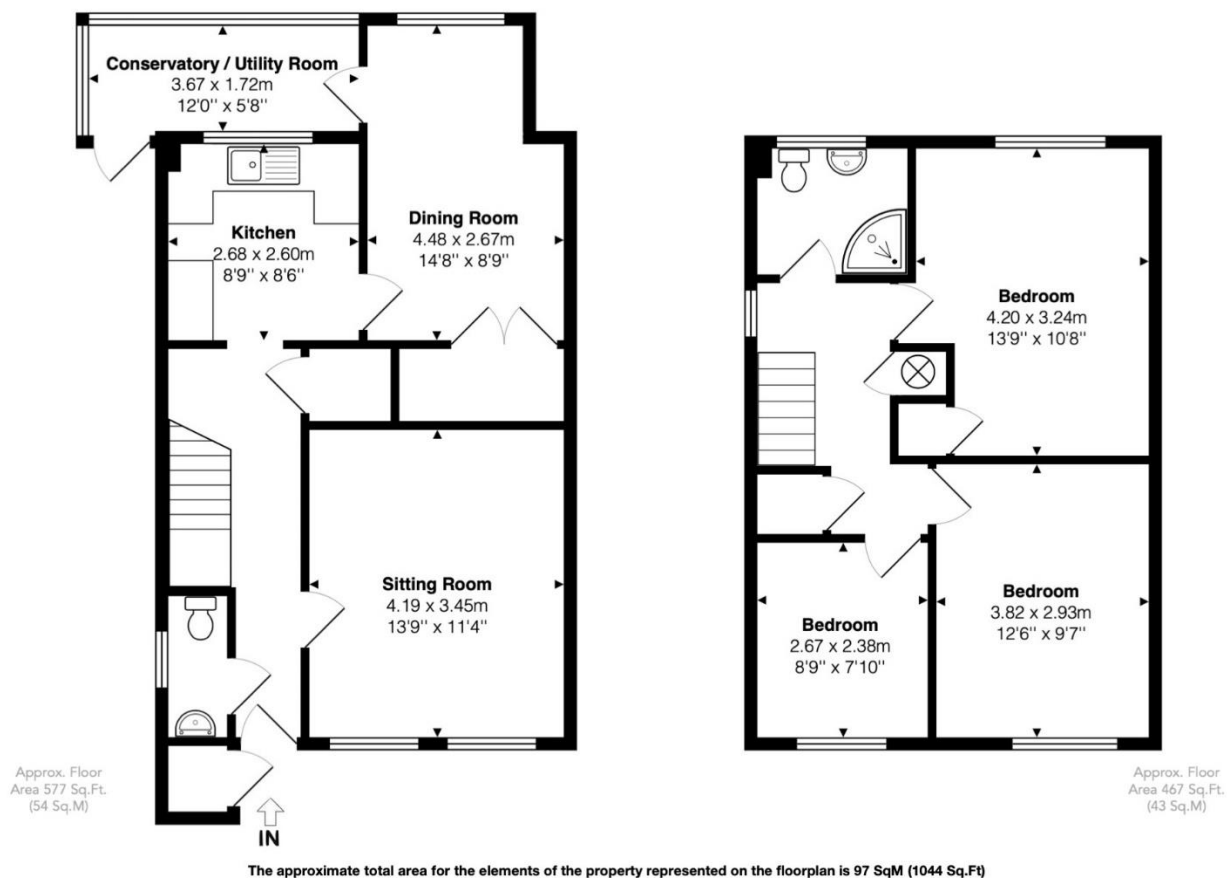
The front of the property is mainly paved providing off street parking with a raised area of lawn. Side gate with access to the rear. The rear garden is part paved and part laid to lawn, two large garden sheds all enclosed by wood panel fencing.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Electric storage heating (there is gas in the road) Telecom subject to regulations. South Oxfordshire District Council - Tax Band D. **EPC RATING:** 51 E

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800



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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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