



2 Grays Close, Chalgrove,  
Oxfordshire, OX44 7TN

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





#### DESCRIPTION

Set on a corner plot in a quiet location, a semi detached house with accommodation comprising living room, kitchen, conservatory, two bedrooms and bathroom, with the benefit of an easy maintenance garden and garage. The property does require some refurbishment, an ideal first home.

#### ACCOMMODATION - GROUND FLOOR:

Part glazed door into:

#### HALLWAY:

Ceiling light point and door to:

#### LIVING ROOM: 3.87m (12'8") x 4.31m (14'2")

Window to the front, stairs rising to the first floor, laminate wood flooring, ceiling light point, electric storage heater and door to:

#### KITCHEN: 3.86m (12'8") x 3m (9'10")

Fitted with a range of wall and base cupboards, work surface and breakfast bar, sink drainer unit with mixer tap, free standing oven, space and plumbing for washing machine, space for fridge/freezer, tiled splash back, tiled floor, electric storage heater, ceiling spot light points, window and half glazed door to:

#### CONSERVATORY: 2.81m (9'3") x 2.35m (7'9")

With double doors to the garden, spot light track and power point.

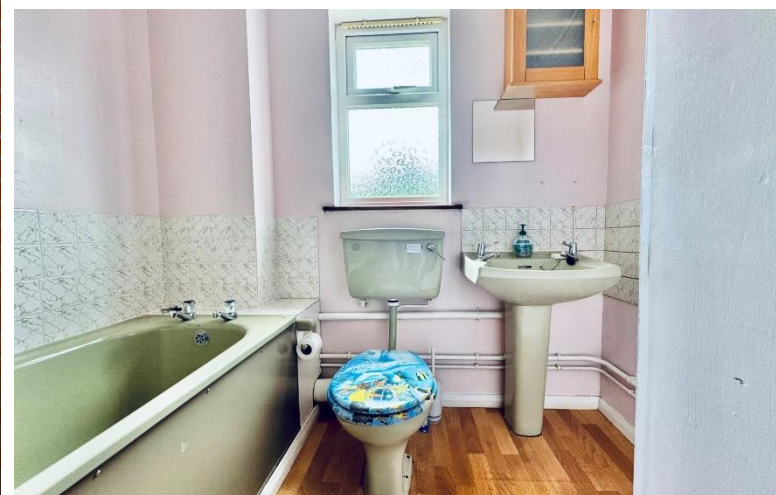
#### FIRST FLOOR - LANDING:

Doors to both bedrooms and bathroom, hatch to boarded loft space, airing cupboard with slatted shelving and hot water tank, ceiling light point.

#### BEDROOM ONE: 3.27m (10'9") x 2.45m (8'0")

Double room with two double built in wardrobes, ceiling light point, electric heater and window to the rear.





**BEDROOM TWO:** 3.86m (12'8") x 2.6m (8'6")

Double room with ceiling light point, electric heater and window to the front.

**BATHROOM:**

Fitted with a suite comprising panel sided bath, pedestal hand wash basin and close coupled WC, part tiled walls, ceiling light point and window to the side.

**OUTSIDE:**

The front of the property is laid to gravel with a paved path. The rear garden is paved with a gravel border, garden shed, personal door to the garage, enclosed by wood panel fencing and a brick wall. Gate to the side.

**GARAGE:** 5.03m (16'6") x 2.46m (8'1")

Single garage with up and over door to the front, personal door and window to the garden.

**SERVICES AND OUTGOINGS:**

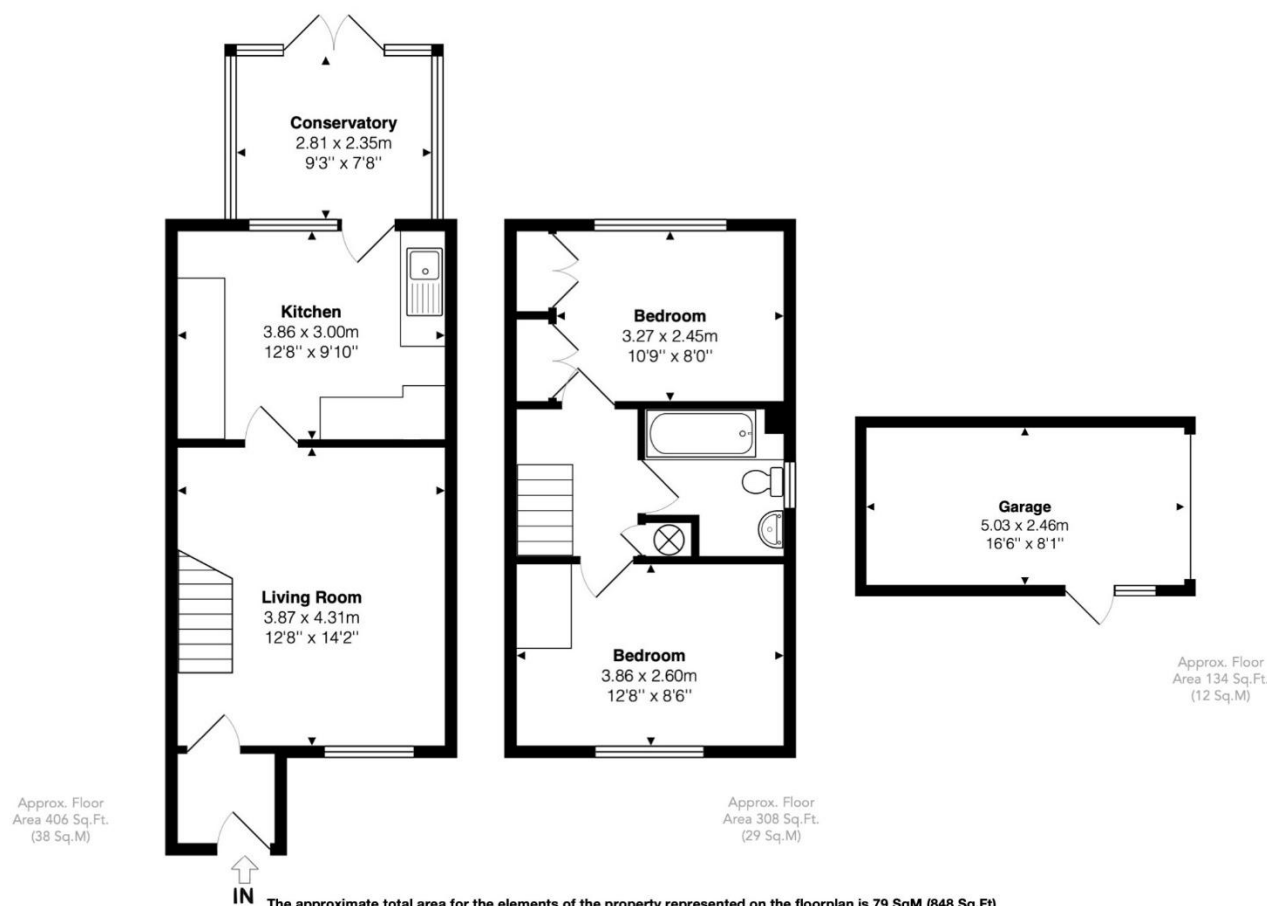
Mains water, drainage and electricity. Electric storage heating. South Oxfordshire District Council, Tax Band C.

**EPC RATING:**

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**VIEWING ARRANGEMENT:**

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



Grays Close, Chalgrove, Oxford, Oxfordshire, OX44 7RH



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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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42 High Street, Watlington  
Oxfordshire, OX49 5PY

Henley - 01491 522800  
Benson - 01491 839939  
Watlington - 01491 612831

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[griffithandpartners.co.uk](http://griffithandpartners.co.uk)