



15 Shirburn Street,
Watlington, OX49 5BU

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



DESCRIPTION

A charming period cottage, tucked away in the centre of Watlington just steps from the shops with living/dining room, kitchen/breakfast room, two bedrooms, easy maintenance courtyard garden and parking.

ACCOMMODATION - GROUND FLOOR:

Stable door into:

SITTING/DINING ROOM: 6.42m (21'1") x 3.66m (12'0")

A double aspect reception room with open fireplace, ceiling light points, traditional style radiators, stairs rising to the first floor with storage cupboard below, windows to the front and side with plantation shutters and door to:

KITCHEN/BREAKFAST ROOM: 3.34m (10'11") x 4.61m (15'1")

Fitted with a range of base cupboard units, wood block work surfaces and breakfast bar, white ceramic Belfast sink with mixer tap, Rangemaster range cooker, integrated fridge, freezer, dishwasher and washing machine, part tiled walls, tiled floor, recessed ceiling down lights and ceiling pendant lights, traditional style radiator, Velux roof light, windows and door to the garden.

FIRST FLOOR - LANDING:

Doors to the bedrooms, bathroom and cupboard housing central heating boiler, ceiling light point.

BEDROOM ONE: 3.3m (10'10") x 3.65m (12'0")

Double room with feature Victorian fireplace, exposed painted wood floor, traditional style radiator, ceiling light point and window to the front.

BEDROOM TWO:

A small double room with fitted wardrobes and cupboards to one wall, large over stairs cupboard, ceiling light point, traditional style radiator and window to the front.



BATHROOM:

Fitted with a matching heritage style suite comprising panel sided bath with shower and glazed side screen, wash stand hand basin and high level WC, part tiled walls, tiled floor, traditional style radiator, ceiling light point and window to the side.

GARDEN:

A courtyard garden, paved for easy maintenance with raised planters and bench. Gate for access to the front.

PARKING:

Off street parking for one car.

SERVICES AND OUTGOINGS:

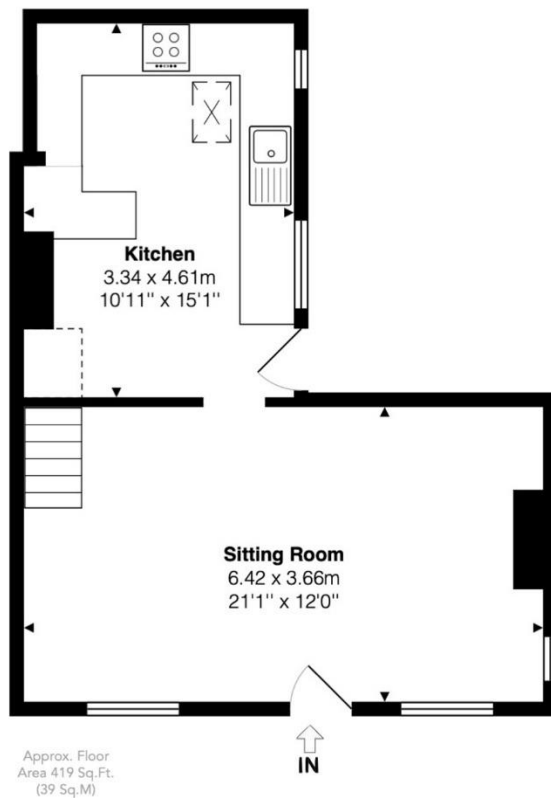
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band D.

EPC RATING:

58 D

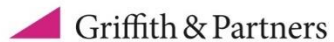
VIEWING ARRANGEMENT:

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



The approximate total area for the elements of the property represented on the floorplan is 71 SqM (769 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is 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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