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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Current EPC Rating: C



HOWARD CORNISH ROAD, MARCHAM

A four double bedroom house benefiting from kitchen/diner, reception room, master bedroom suite and a self contained one bedroom annexe to the side.

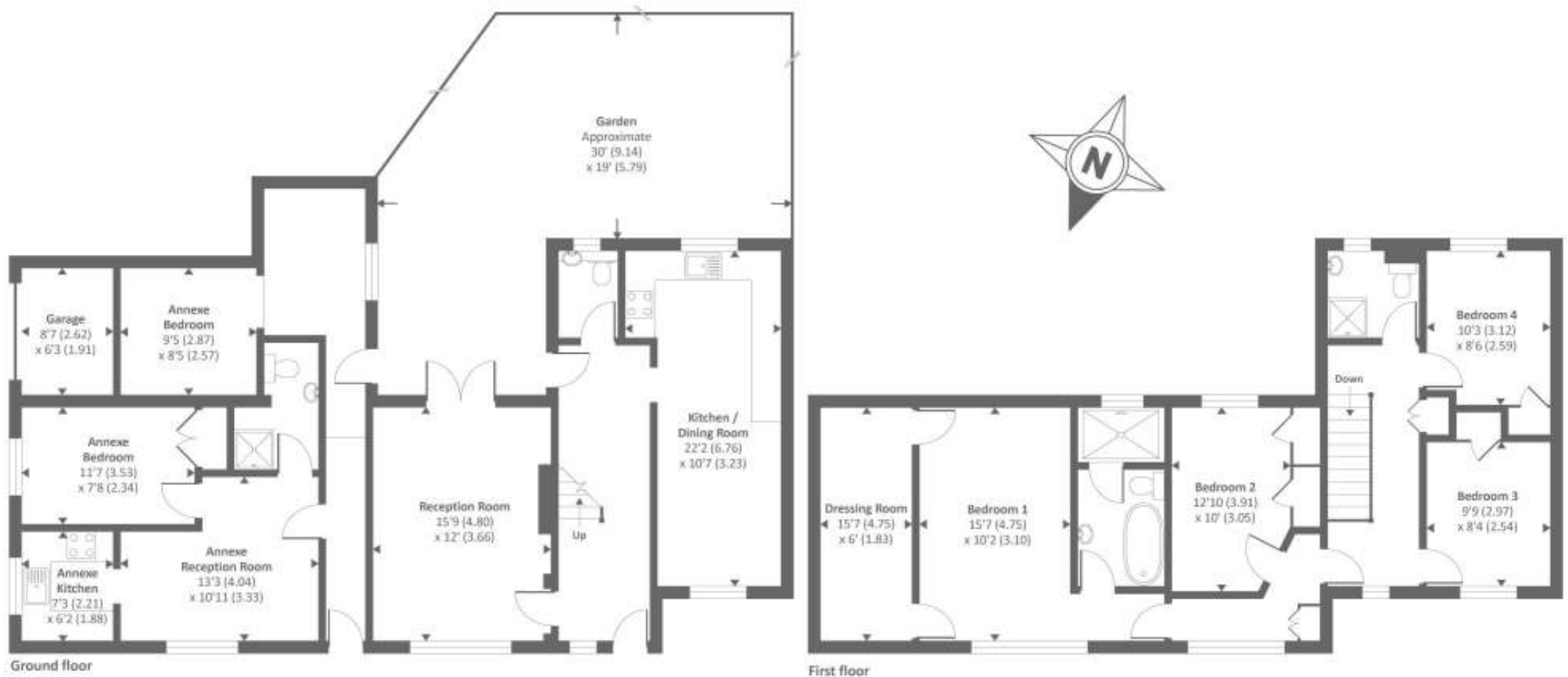
An extremely well presented family home located in this popular South Oxfordshire village with local shopping, primary school, pubs/eateries and transport links to Oxford and Abingdon.

Kitchen / Diner | Reception Room | Ground Floor Cloakroom |
Master Bedroom Suite | Three Further Bedrooms | Shower Room |

Annexe: Self Contained One Bedroom Annexe / Entrance Hallway | Reception Room /
Study / Kitchen / Utility Room / Shower Room |

Enclosed Rear Garden with Decking |

Off Street Parking | Part Garage for Storage |



Approx. gross internal floor area 2046 SQFT / 190 SQM (Includes Garage & Annexe)
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Freehold

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Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. Should you have a query or complaint about our service, please contact us at directors@chancellors.co.uk. We are also a member of the Surveyors Ombudsman Service which may be able to help you with a complaint if we are unable to. The Surveyors Ombudsman Service website is www.surveyors-ombudsman.org.uk

Reference:
090101771116

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