



9 New Road, Watlington,
Oxfordshire, OX49 5QS

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



DESCRIPTION

A charming cottage, beautifully presented, in a quiet location within a short walk to shops, schools and amenities. Living/dining room, kitchen, two bedrooms, bathroom and garden. Viewing highly recommended. No onward chain.

ACCOMMODATION - GROUND FLOOR:

Wooden stable door into:

LIVING/DINING ROOM: 3.48m (11'5") x 4.64m (15'3")

A delightful reception room split in to living and dining areas, open fireplace with wooden mantle shelf, porcelain tiled floor with under floor heating, radiator, spiral staircase to the first floor, windows to the front and rear and open doorway to:

KITCHEN: 2.48m (8'2") x 2.53m (8'4")

Fitted with a range of matching wall and base units housing cupboards and drawers, wood block work surfaces, large white ceramic Belfast sink with mixer tap, built in oven with induction hob and extractor hood over, integrated fridge/freezer and dishwasher, washing machine, continuation of porcelain tiled floor with under floor heating, recessed ceiling down lights, kick board heater from central heating system and panel glazed double doors to the garden.

FIRST FLOOR - LANDING:

Doors to both bedroom and bathroom, recessed ceiling down lights and wood flooring. Hatch with ladder to boarded loft space housing central heating boiler,.

BEDROOM ONE: 3.65m (12'0") Max x 2.95m (9'8") Max

Double room with built in wardrobe, radiator, wood flooring and window to the front.

BEDROOM TWO. 2.49m (8'2") x 2.57m (8'5")

A good size single room with ceiling light, radiator, wood flooring and window to the rear.

BATHROOM:

Smartly fitted with a panel sided bath with electric shower and curtain over, vanity hand wash unit with a selection of storage cupboards and close coupled WC, part tiled walls, recessed ceiling down lights, wall mounted heated towel radiator, infrared heating panel and window to the rear.



GARDEN:

A pretty cottage garden to the rear paved with flower and shrub beds, useful undercover storage, garden shed and gate to side for access.

VIEWING ARRANGEMENT:

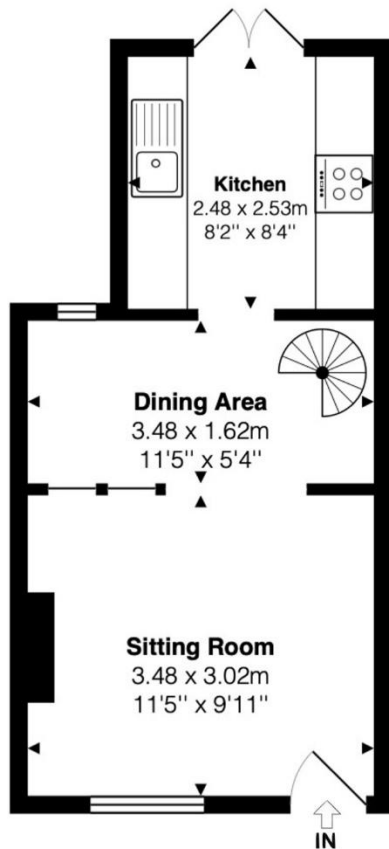
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

SERVICES AND OUTGOINGS:

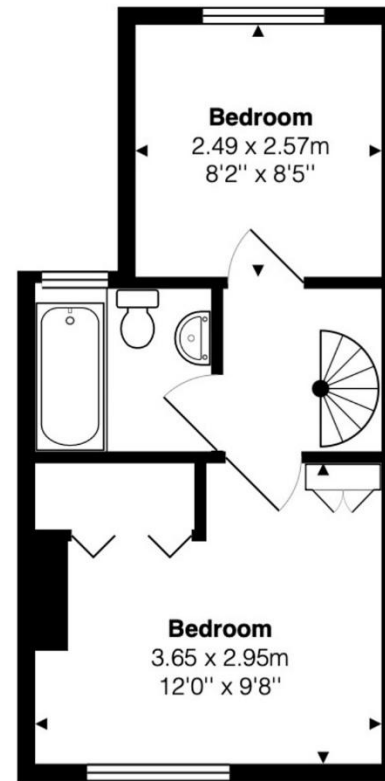
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band C.

EPC RATING:

65 D



Approx. Floor Area 249 Sq.Ft. (23 Sq.M)



Approx. Floor Area 249 Sq.Ft. (23 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 46 SqM (499 Sq.Ft)

New Road, Watlington, Oxfordshire, OX49 5QS



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.

G298

42 High Street, Watlington
Oxfordshire, OX49 5PY

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

Griffith & Partners
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS

griffithandpartners.co.uk