

WE VALUE



YOUR HOME



The Street, Crowmarsh Gifford
Offers In Excess Of £300,000

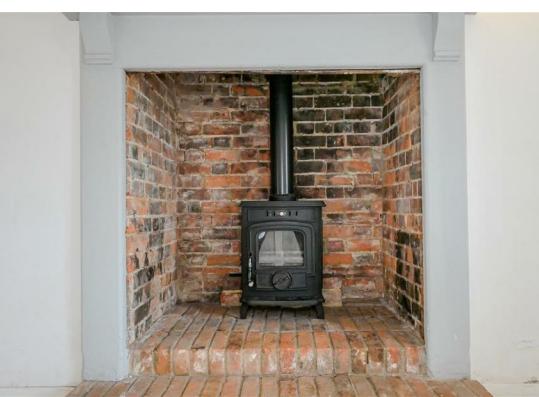


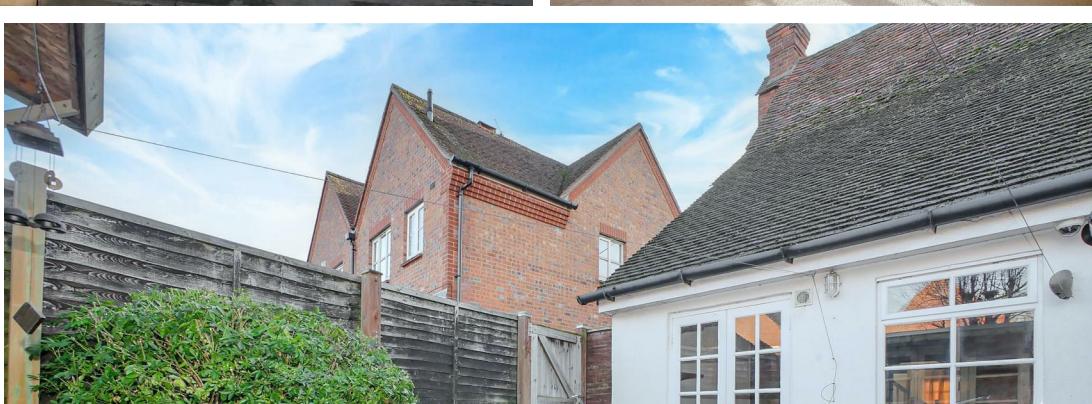
Offered with no onward chain, this characterful Grade II listed home enjoys a convenient position within a short walk of both the River Thames and Wallingford town centre.

The property opens into a welcoming lounge, featuring an inglenook fireplace with a log burner and exposed wooden beams that highlight the charm of the home. To the rear, the kitchen/diner includes a feature exposed brick wall and double doors leading out to the courtyard garden and summer house.

Upstairs, there is a double bedroom and a contemporary bathroom accessed directly from the landing.

What The Owners Say...
"Amazing location close to Wallingford Town Centre, loads of character, cosy and cost effective to heat."





- OFFERED TO MARKET WITH NO ONWARD CHAIN
- CHARMING GRADE II LISTED PERIOD HOME
- EXPOSED WOODEN BEAMS THROUGHOUT
- REAR COURTYARD GARDEN
- CHARACTERFUL INGLENOOK FIREPLACE
- KITCHEN/DINER FEATURING AN EXPOSED BRICK WALL
- CONTEMPORARY BATHROOM
- JUST A SHORT WALK TO THE RIVER THAMES & WALLINGFORD TOWN CENTRE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	51	77
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

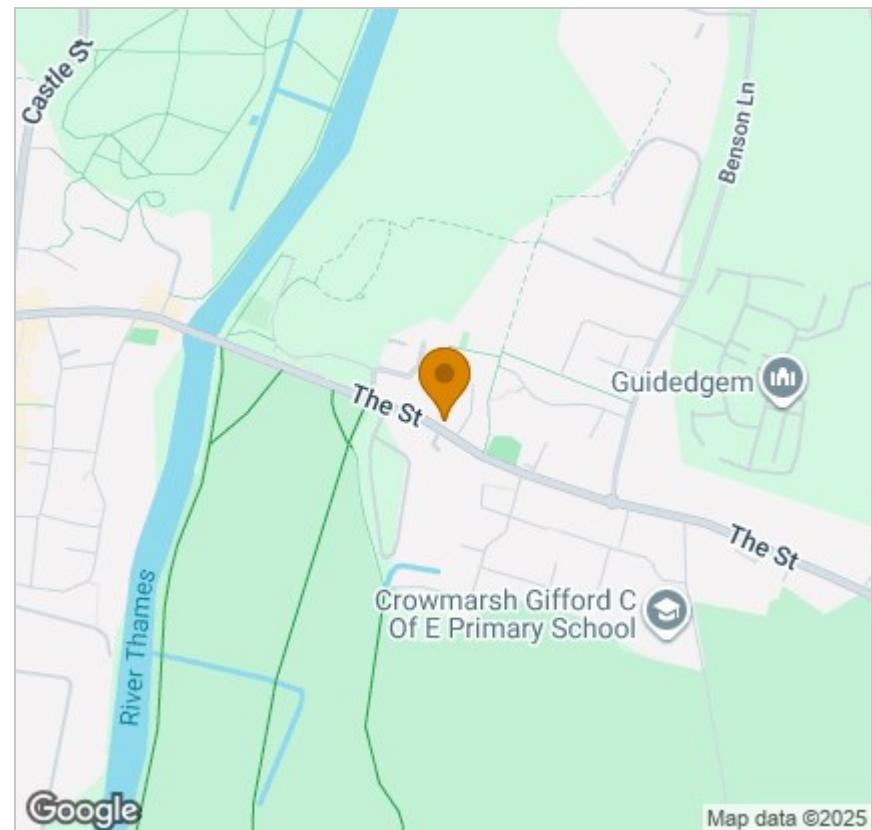
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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