



Marshfield, Crowmarsh Gifford, Oxfordshire
OIEO £350,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

Situated within this sought after 'Wallingford Reach' development, built by Bloor homes in the village of Crowmarsh Gifford is this two year old, two bedroom, two bathroom semi detached house with driveway parking and gardens. The property is an ideal first time or investment purchase with accommodation comprising; entrance hallway, modern kitchen/dining room with integrated appliances and French doors onto the rear garden, utility area, cloakroom, two double bedroom with an en-suite and a family bathroom. There is driveway parking to the side of the property for two cars as well as a EV charging point. Side access leading to the rear garden which is laid mainly to lawn with a patio area and garden shed.

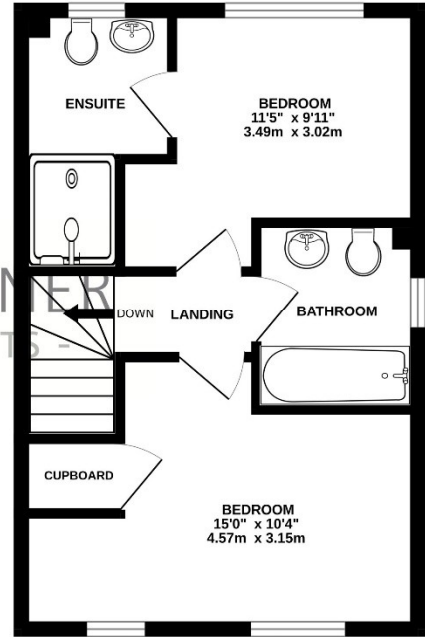
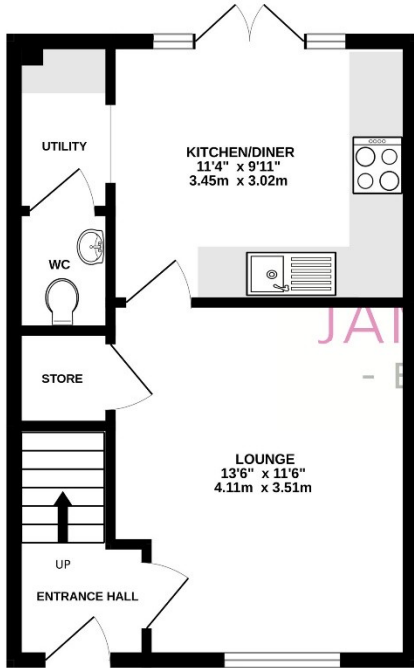


14 Marshfield, Crowmarsh Gifford, Oxfordshire, OX10 8FZ

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
83	96
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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