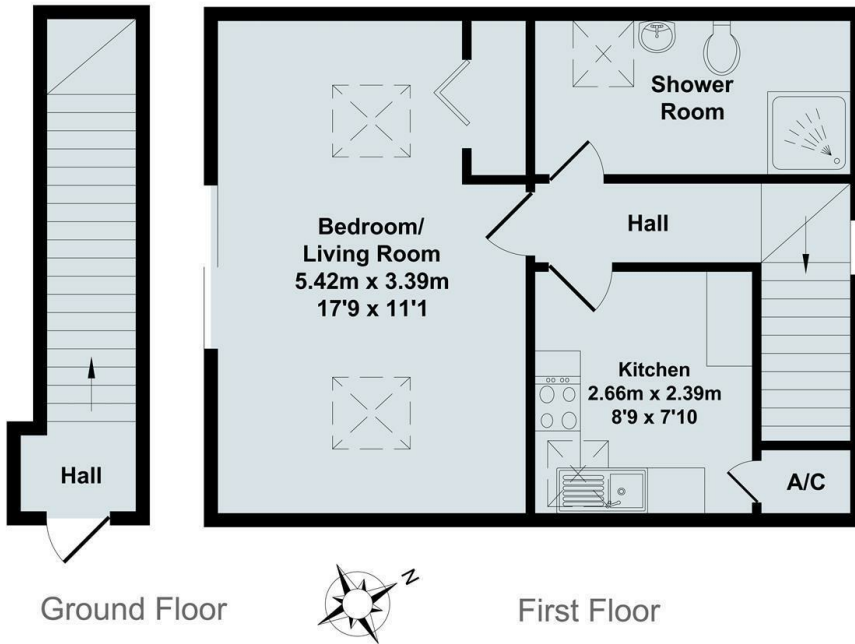




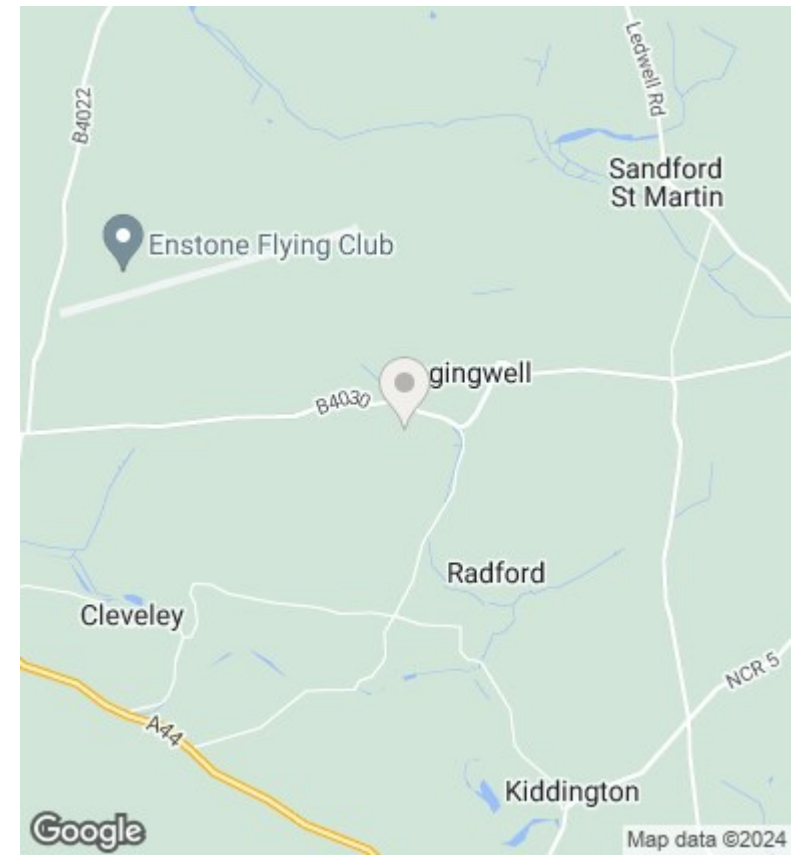
## The Annexe, Wadham House, Gagingwell, Chipping Norton,

£775 PCM - 1st June 2024.

- Studio apartment
- Parking for 1 car
- Rural location
- Fully furnished
- EPC rating E
- Water, Electric, Council tax - £100pcm and paid direct to Landlords
- Communal gardens shared with Landlords
- Mains water and electricity



**Wadham House Annex**  
 Total Approx. Floor Area 43.27 Sq.M. (466 Sq.Ft.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



**Directions**

**Viewings**

Viewings by arrangement only. Call 01865 515900 to make an appointment.

**Council Tax Band**

**EPC Rating:**

E

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         | <b>66</b> |
| (39-54) <b>E</b>                                   |  | <b>39</b>               |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |