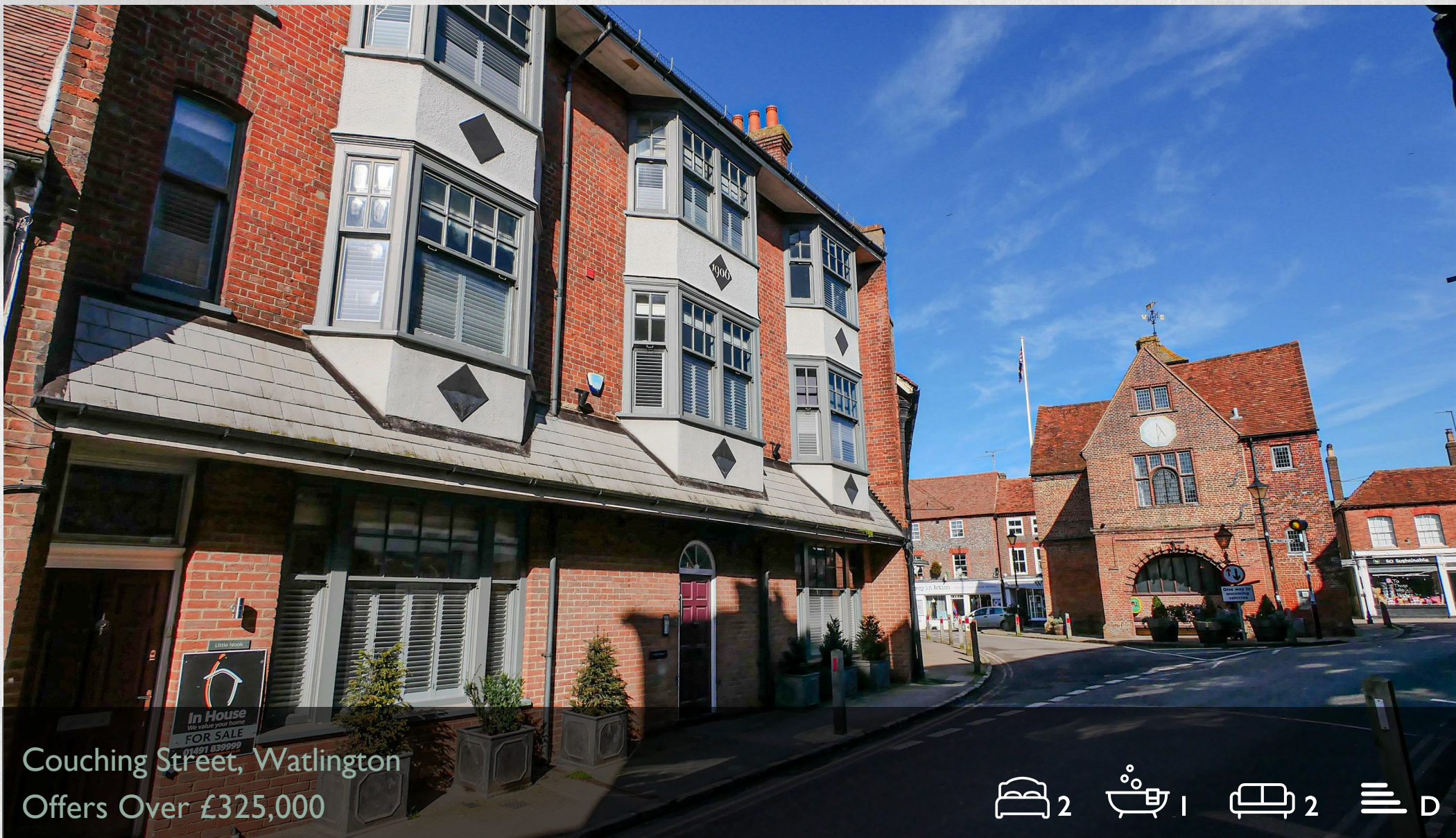


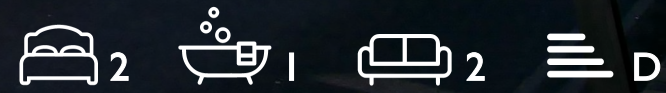
WE VALUE



YOUR HOME



Couching Street, Watlington
Offers Over £325,000



Offered with no onward chain, this beautifully presented two-bedroom maisonette is perfectly positioned in the heart of Watlington, combining stylish living with everyday convenience. Set within a prominent and attractive period building, the property was comprehensively renovated in 2018, with ICW insurance in place until December 2028, offering reassurance to buyers.

The ground floor boasts a bright and inviting lounge, alongside a modern kitchen/dining room fitted with integrated Bosch appliances. A useful utility/cloakroom completes the lower level, providing space and plumbing for a washing machine and tumble dryer.

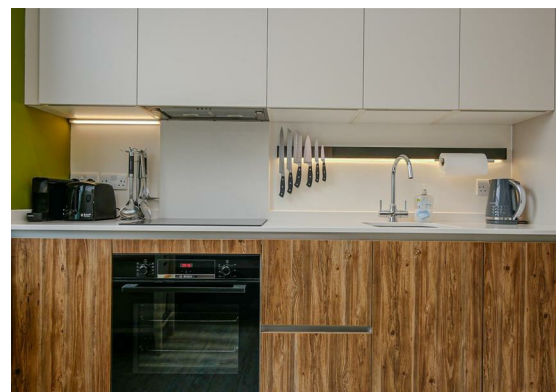
Upstairs, there are two well-proportioned double bedrooms, each featuring charming bay windows with fitted shutters and feature fireplaces. A contemporary shower room complements the first floor, offering a fresh and modern finish.

Further benefits include allocated parking within a gated private car park and a secure storage area, ensuring both convenience and peace of mind.

What The Owner Says...

"We have loved living right in the centre of this delightful town with a village atmosphere. Little Nook felt like home the minute we stepped through the door. We especially enjoy having everything on hand, including a butcher, delicatessen, Co-op with post office and even a chocolate shop. The park for the children to play and close proximity to the Oxford, London and airport bus routes is a bonus."





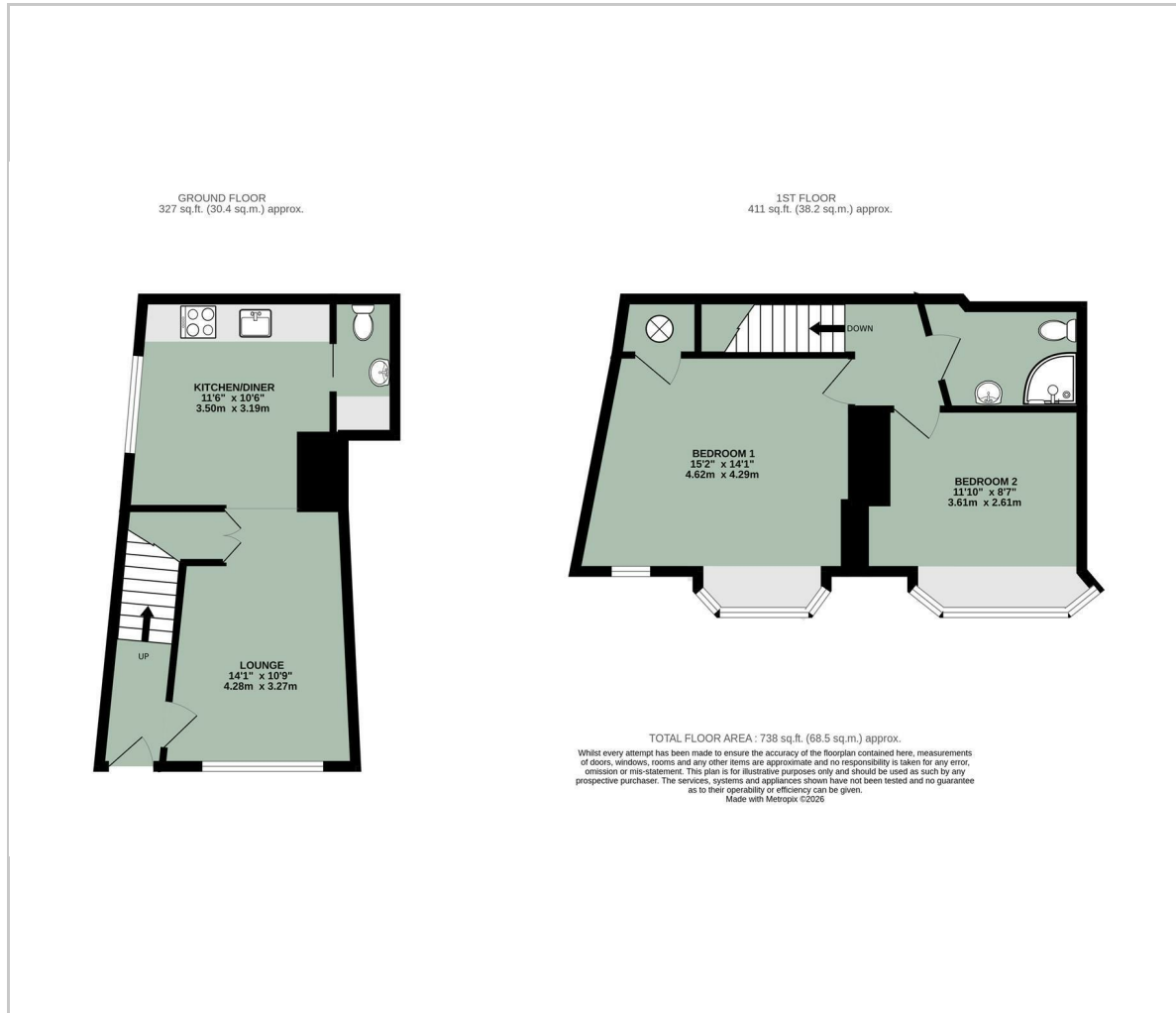
- OFFERED WITH NO ONWARD CHAIN
- SET WITHIN THE HEART OF WATLINGTON TOWN CENTRE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS WITH BAY WINDOWS & FEATURE FIREPLACES
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE WITHIN GATED CAR PARK
- UTILITY/CLOAKROOM & MODERN SHOWER ROOM
- SECURE STORAGE FACILITY
- VILLEROY & BOSCH SANITARYWARE THROUGHOUT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
192 plus) A			192 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		59	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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