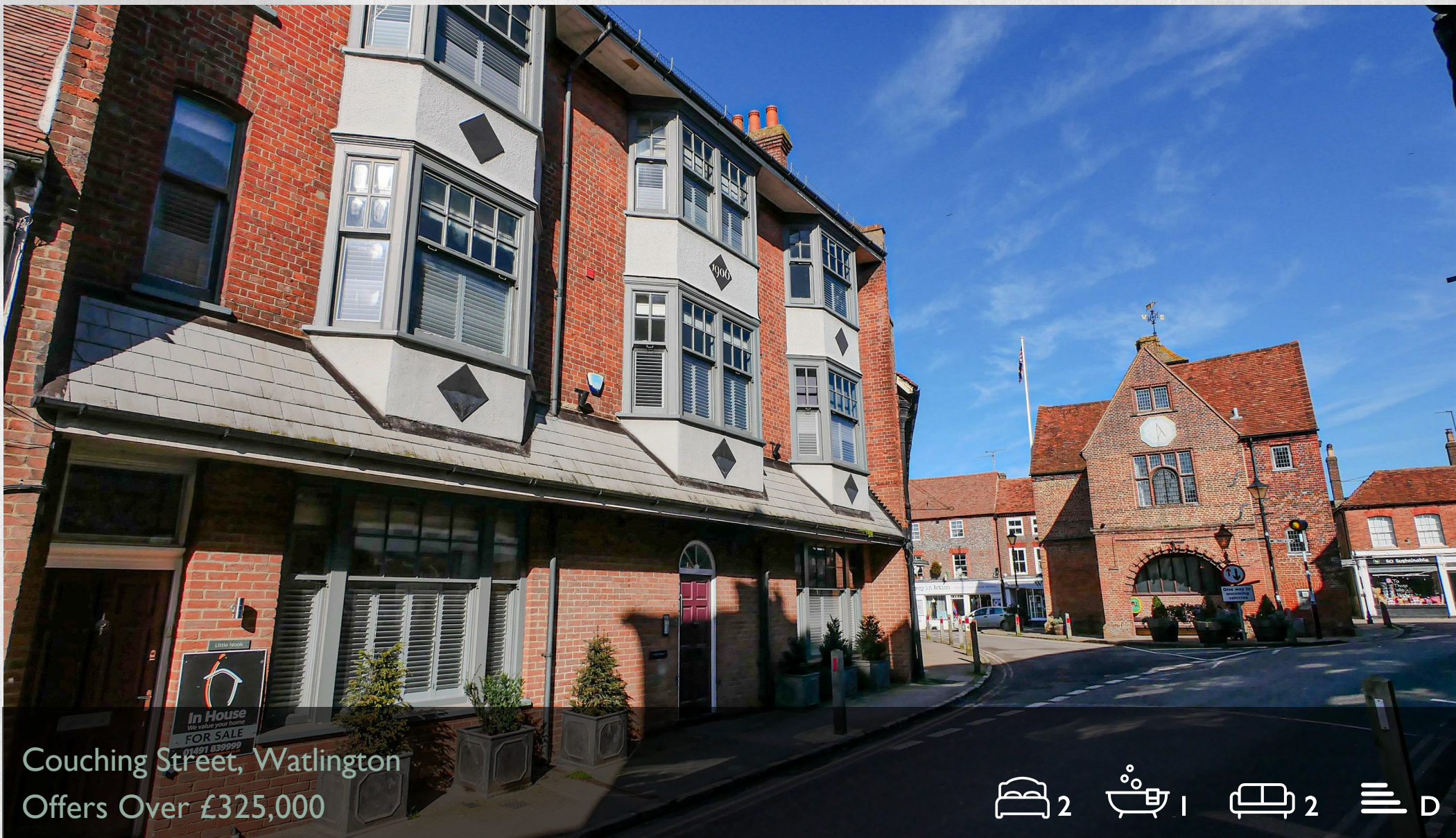


WE VALUE



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.

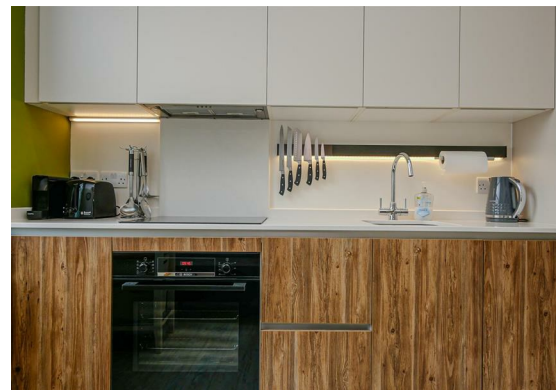
Upstairs, there are two well-proportioned double bedrooms, each featuring charming bay windows with fitted shutters and feature fireplaces. A contemporary shower room complements the first floor, offering a fresh and modern finish.

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."





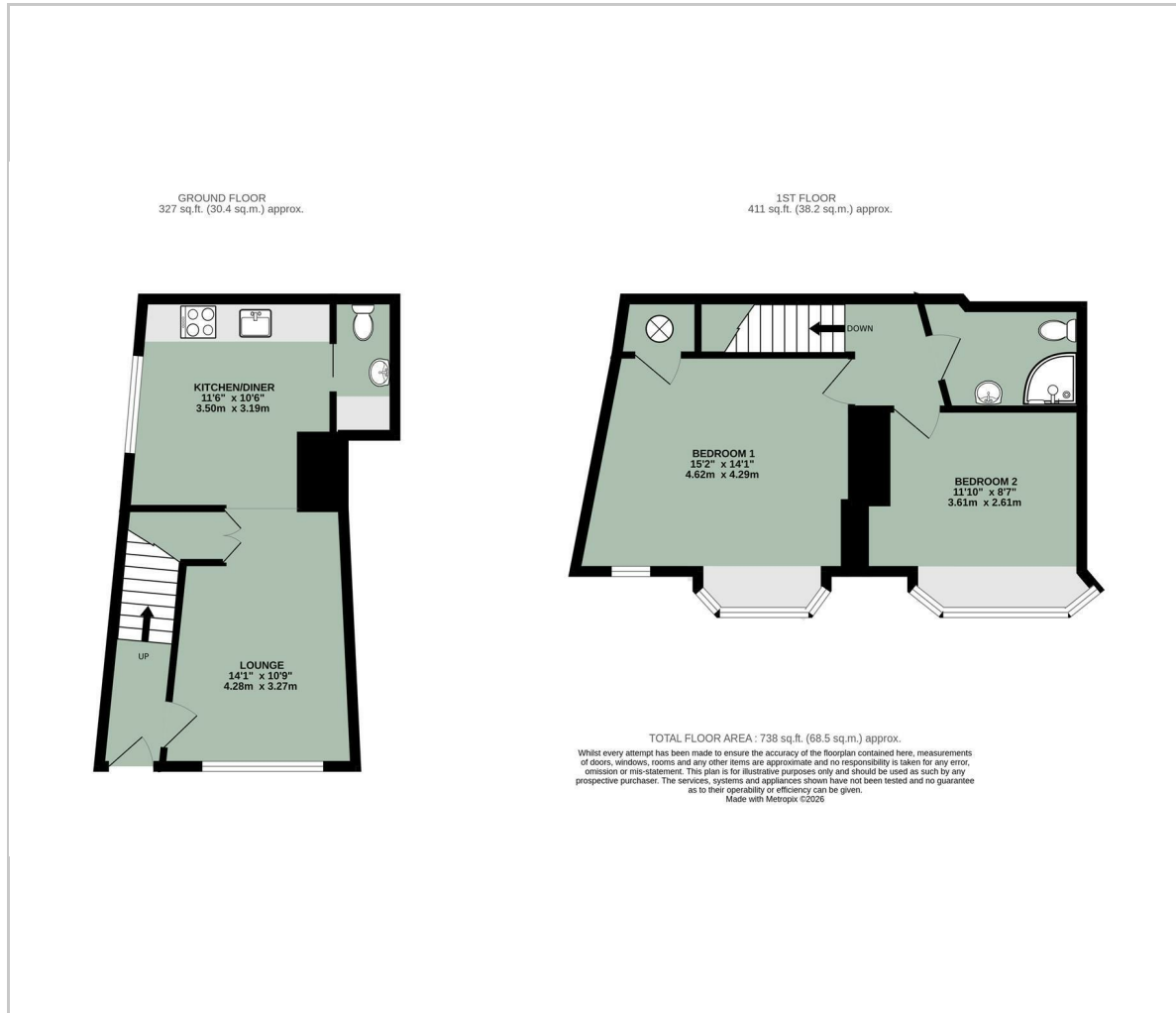
- OFFERED WITH NO ONWARD CHAIN
- SET WITHIN THE HEART OF WATLINGTON TOWN CENTRE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS WITH BAY WINDOWS & FEATURE FIREPLACES
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE WITHIN GATED CAR PARK
- UTILITY/CLOAKROOM & MODERN 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
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			(1-10) 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk