

Freehold £410,000

Marshfield, Crowmarsh Gifford, Wallingford, Oxfordshire OX10 8FZ



- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Approx. 818 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Two Car Driveway (+ Shared Visitor Parking)

GENERAL DESCRIPTION

The village of Crowmarsh Gifford is located just to the east of Wallingford, separated from the town by a medieval road bridge and a particularly picturesque stretch of the Thames. Oxford is approximately fourteen miles to the north-west, Reading a similar distance south-east. The property available is an attractive, recently-built house with neatly-kept gardens to front and rear and a two-car driveway at the side. Internal features include a spacious reception room, an under-stairs cloakroom/WC and a full-width kitchen/dining room with sleek, white units. On the first floor is a generously-sized main bedroom plus a second, comfortable, double bedroom and naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The local primary school is Ofsted-rated 'Good', as is Wallingford (Secondary) School, which is only a brief bike ride away.

Tenure: Freehold.

Council Tax: Band C, South Oxfordshire District Council

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

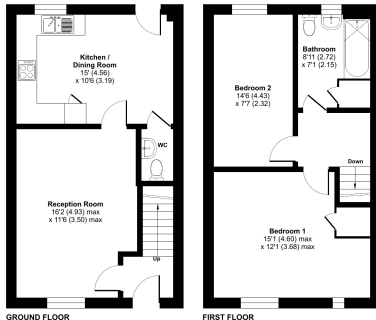
This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



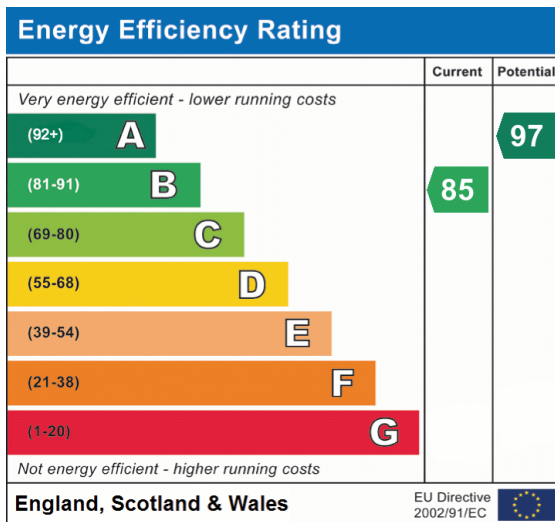
Marshfield, Wallingford, OX10

Approximate Area = 618 sq ft / 76 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Registered). Produced for Urban Moves, REF: 1202107



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

16' 2" x 11' 6" max. (4.93m x 3.50m)

Kitchen / Dining Room

15' 0" x 10' 6" (4.56m x 3.19m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

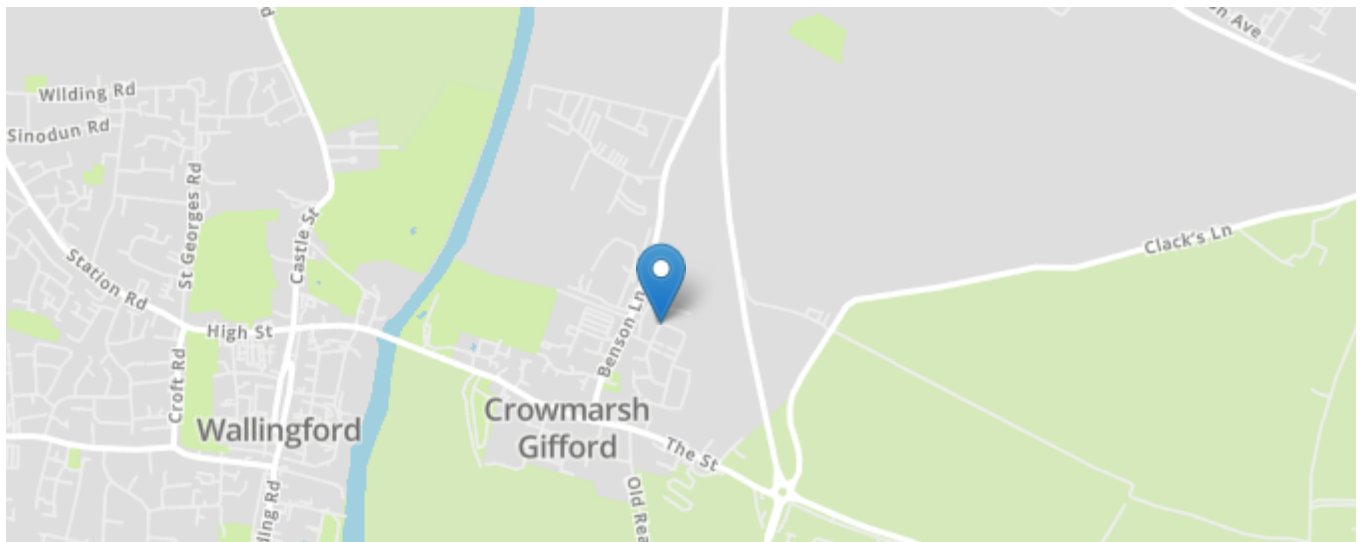
15' 1" max. x 12' 1" max. (4.60m x 3.68m)

Bedroom 2

14' 6" x 7' 7" (4.43m x 2.32m)

Bathroom

8' 11" max. x 7' 1" max. (2.72m x 2.15m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.