



Shire Cottage 138 The Street, Crowmarsh Gifford, Oxon, OX10

- One Bedroom cottage
- Air Source Heat Pump
- EPC Rating C.
- One Reception
- Allocated Parking Space
- Within Walking distance of Wallingford Town Centre
- Council Tax Band B

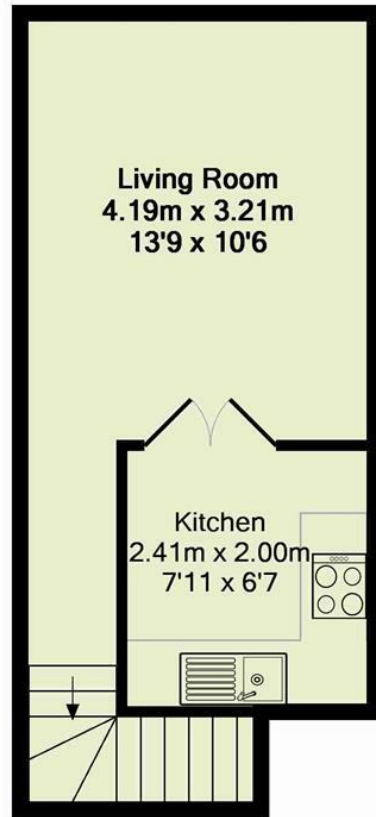
Shire Cottage 138 The Street, Crowmarsh Gifford OX10 8EH

This character property is part of the conversion of a former stable block, situated in a quiet spot but within walking distance of Wallingford town centre. Living room . Double doors lead into the kitchen which includes cooker, washing machine, dishwasher and fridge/freezer. Feature mezzanine level bedroom with an en-suite wet room. Air Source Heat Pump Two allocated parking spaces. EPC Rating C.



Council Tax Band: B

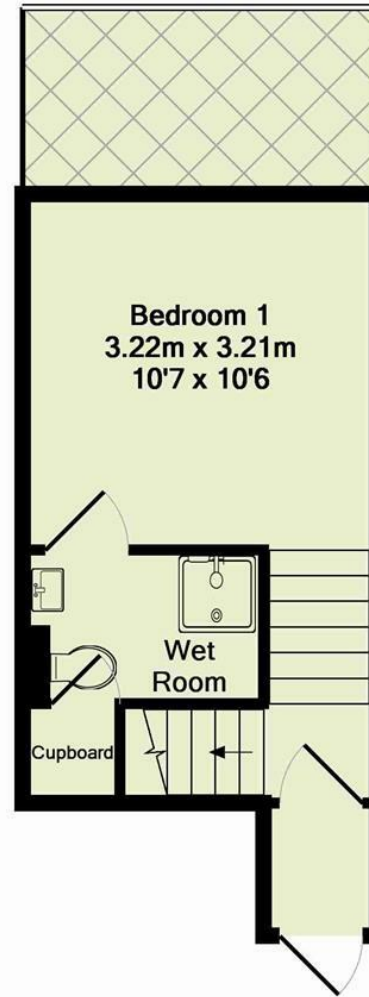




Living Room
 4.19m x 3.21m
 13'9 x 10'6

Kitchen
 2.41m x 2.00m
 7'11 x 6'7

Basement Level
 Approx. Floor
 Area 22.2 Sq.M.
 (239 Sq.Ft.)




Bedroom 1
 3.22m x 3.21m
 10'7 x 10'6

Wet Room
 Cupboard


Ground Floor
 Approx. Floor
 Area 18.8 Sq.M.
 (202 Sq.Ft.)

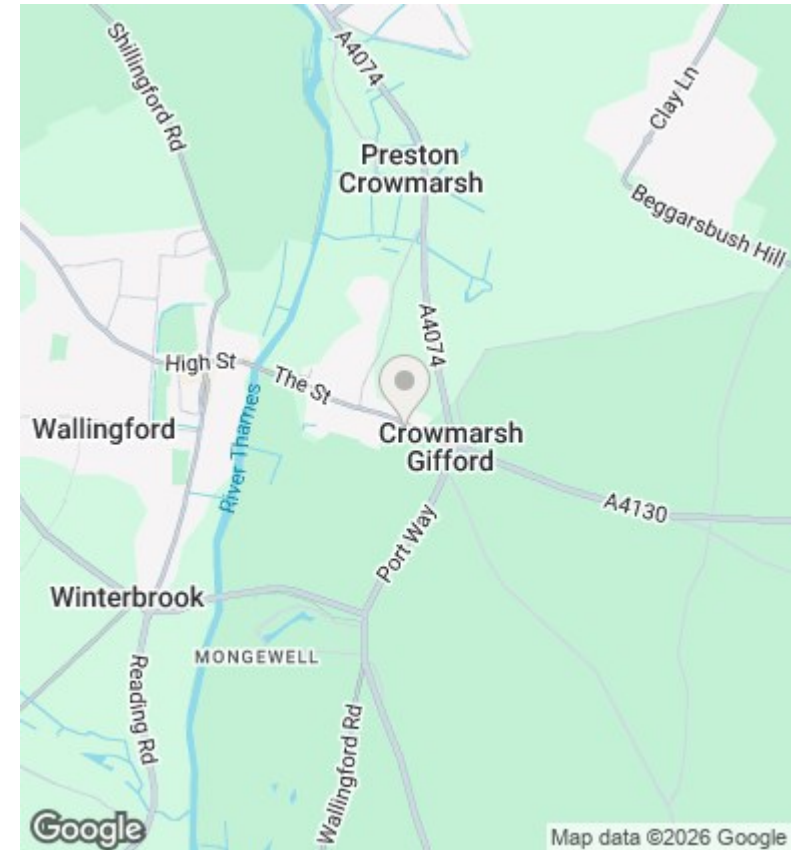
Total Approx. Floor Area 41.0 Sq.M. (441 Sq.Ft.)
 Made with Metropix ©2012

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Directions

Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

Council Tax Band

B