



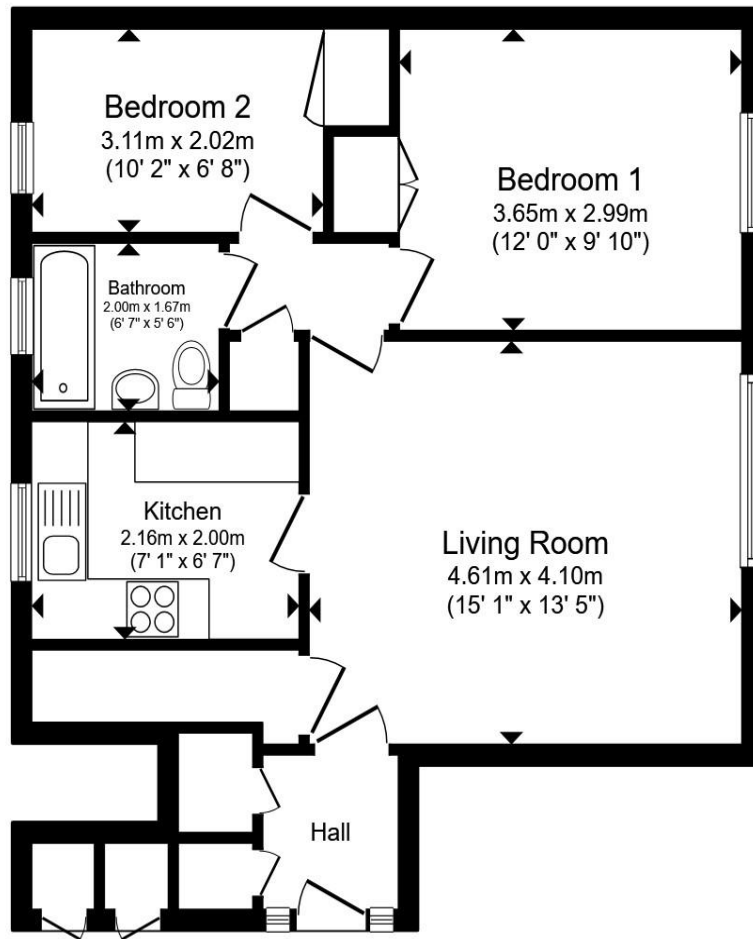
Retreat Gardens, Crowmarsh Gifford, Wallingford OX10 8HE

Welcome to

Retreat Gardens, Crowmarsh Gifford Wallingford

Situated in the picturesque riverside village of Crowmarsh Gifford, this well-presented two-bedroom ground-floor maisonette offers the perfect blend of comfort and convenience.





Agents Note:

Entrance Hall

Living Room

15' 1" x 13' 5" (4.60m x 4.09m)

Kitchen

7' 1" x 6' 7" (2.16m x 2.01m)

Bedroom 1

12' x 9' 10" (3.66m x 3.00m)

Bedroom 2

10' 2" x 6' 8" (3.10m x 2.03m)

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Rear Garden

Total floor area 58.1 m² (626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Retreat Gardens, Crowmarsh Gifford Wallingford

- 2 Double Bedroom Property
- Modern Kitchen and Bathroom
- Private Rear Garden
- Off Street Parking
- Just Over The Bridge From Wallingford

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Crowmarsh Gifford is a charming historic village located on the banks of the River Thames, just across the bridge from the bustling market town of Wallingford. The village itself boasts two welcoming public houses, a vibrant village hall hosting a variety of classes and groups, and a highly regarded primary school, making this a great setting for families and professionals alike.

Wallingford is within easy reach and offers an excellent array of amenities, including a Waitrose supermarket, independent shops, banks, restaurants, as well as leisure facilities such as a thriving theatre and sports centre. The area is well served with renowned schools, including Crowmarsh Primary.

This maisonette combines a peaceful village lifestyle with the convenience of excellent local facilities and transport links. Early viewing is highly recommended - arrange your visit today to appreciate all this delightful property and its sought-after location have to offer.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105298



Property Ref:
WLF105298 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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