



9 Lime Kiln, Wantage OX12 9GE
Oxfordshire, £315,000

Waymark

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Oxfordshire

Freehold

Immaculate Two Bedroom Semi-Detached Home | Open Plan Living/Dining/Kitchen With French Doors Onto The Garden | Generous, Double Bedrooms | Larger Than Average Garden | Well Maintained To A High Standard | Garage & Driveway Parking | Popular Wantage Location, Close To Amenities

Description

A beautiful and immaculately presented two bedroom semi-detached home offering two DOUBLE bedrooms, garage, driveway parking and larger than average garden for a property of its type. Having been well maintained by the current owner, the property should be viewed internally to fully appreciate all that is on offer.

On entering the property the light and airy entrance hall gives access to the cloakroom and spacious open plan living/dining/kitchen room. The kitchen is complete with a range of wall and floor mounted cabinets with space for a dining table and chairs whilst the living area benefits from 'French' doors onto the good size garden. Stairs to the first floor lead to the landing, modern fitted family bathroom and two generous double bedrooms.

Externally, there is an enclosed good size rear garden for a property of its type. The rear garden is mainly laid to lawn with patio which is perfect for outside dining and a personal door into the garage. There is a small frontage and garage and driveway providing off road parking directly to the side of the property.

Furthermore, the property is conveniently positioned within the ever popular Market Town of Wantage, close to amenities and bus routes.

The property is freehold and is connected to mains gas, electricity,

water and drainage. There is gas central heating which is regularly serviced and uPVC double glazing throughout.

Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



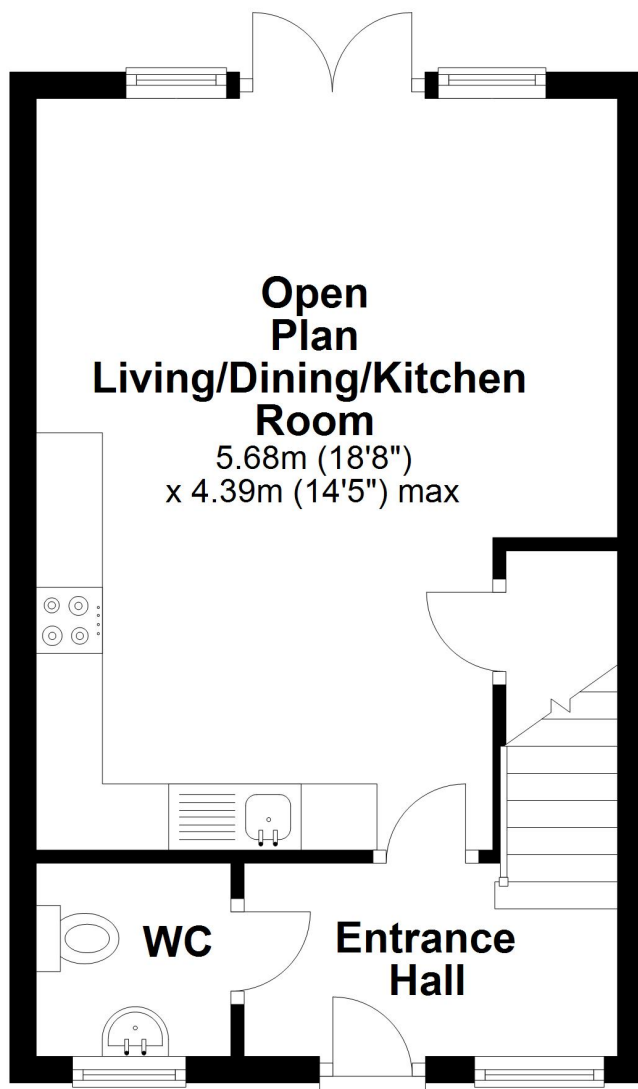
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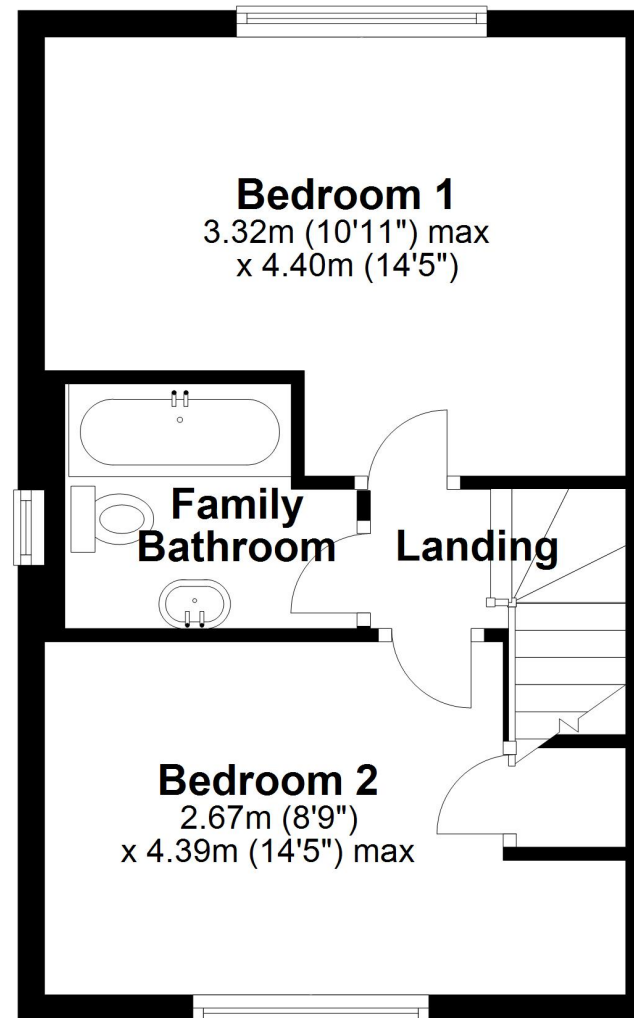
Ground Floor

Approx. 31.8 sq. metres (342.2 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

