



Harcourt Way, Wantage OX12 7DA
Oxfordshire, £285,000

Waymark

Harcourt Way, Wantage OX12 7DA

Oxfordshire

Freehold

Semi-detached 3 bedroom house | Requiring modernisation | No onward chain | Large rear garden | Potential to improve

Description

This semi-detached house, which enjoys a large rear garden is available to purchase with no onward chain and conveniently located within walking distance of the town centre.

The property provides on the ground floor; an entrance hall, sitting room, dining room with a door out to the rear garden and a kitchen. Stairs from the hall lead to the first floor where there are 3 bedrooms, a bathroom and a separate WC.

Externally there is a garden area to the front which could potentially be adapted to create off-street parking. To the side of the property, accessed from both the front and rear gardens as well as the kitchen, is a covered area which also gives access to an outbuilding. The rear garden is of a generous size and is approximately 24m (80ft) in length, providing a mixture of established planting, decked seating areas and lawn.

The property is freehold and is available to purchase with no onward chain. The property does require a degree of modernisation but we understand that the property is connected to mains electricity, gas, water and drainage and is heated centrally via a gas fired boiler.

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

Viewings 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	85
		EU Directive 2002/91/EC	

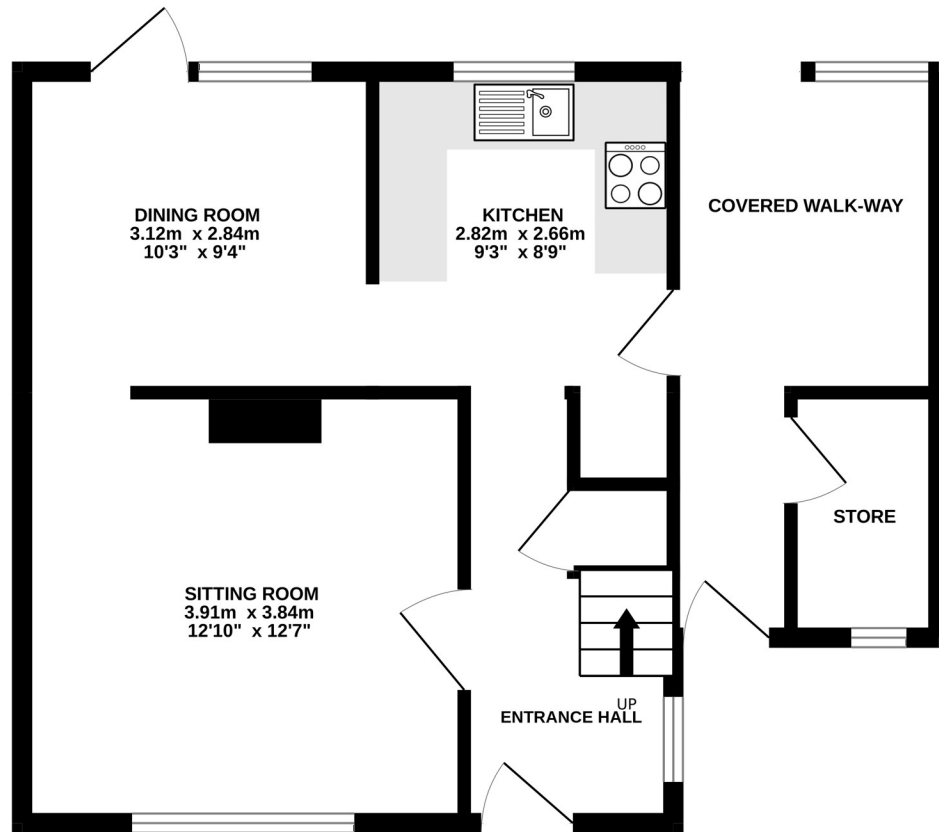


Waymark
Wantage Office

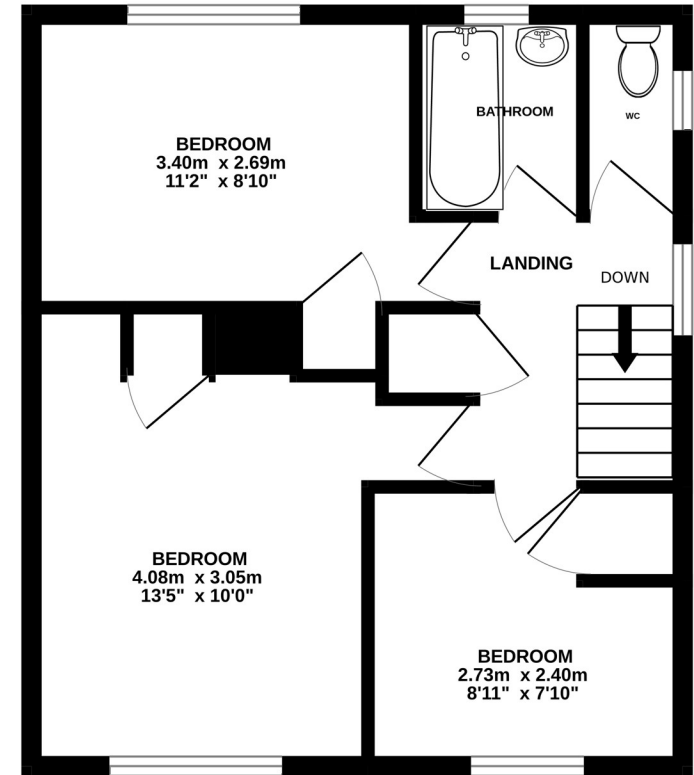
T: 01235 645645

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GROUND FLOOR
51.5 sq.m. (554 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



8 HARCOURT WAY WANTAGE OX12 7DA

TOTAL FLOOR AREA : 91.2 sq.m. (982 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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