



3 Letcombe Mews, Wantage OX12 9GW  
Oxfordshire, £250,000



# Limborough Close, Wantage OX12 9GW

Oxfordshire

Freehold

**Ideal First Time or Investment Purchase | Three Bedroom Townhouse Conveniently Positioned Within The Market Town | Open Plan Living Accommodation Boasting A Pleasant Outlook | Master Bedroom With Ensuite | Allocated Parking Space | No Onward Chain - Viewing Highly Advised!**

## Description

Representing an ideal first time or investment purchase, is this well presented three bedroom townhouse conveniently positioned within the ever popular Market Town of Wantage. Offered for sale with no onward chain, this property should be viewed at the earliest opportunity to avoid disappointment.

The light and airy accommodation briefly comprises of; entrance hall with cloakroom, spacious open plan living/dining/kitchen room with large windows and 'French' doors onto the terrace boasting a pleasant outlook. The first floor consists of a landing, family bathroom, good size double second bedroom and bedroom three. The top floor benefits from a generous master bedroom with ensuite to master.

Externally there is a small decked terrace area and allocated parking space to the front.

Furthermore, the property is close to local bus routes, schools and a short walk into the town boasting many amenities.

We estimate the property to achieve £1300 per calendar a month offering over a 6% yield.

The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler and there is

double glazing throughout. There is a small management fee to pay - please refer to the agent for more details.

## 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



**Waymark**  
**Wantage Office**

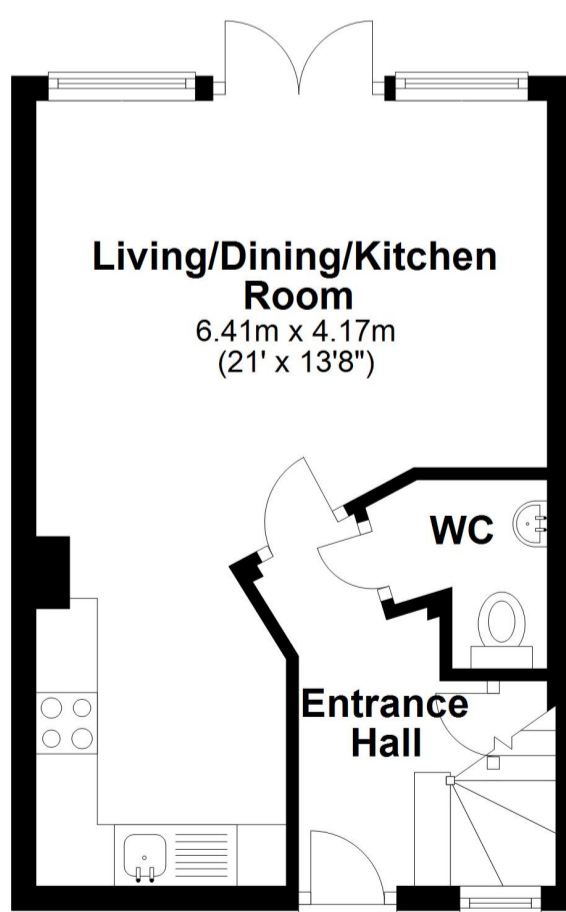
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

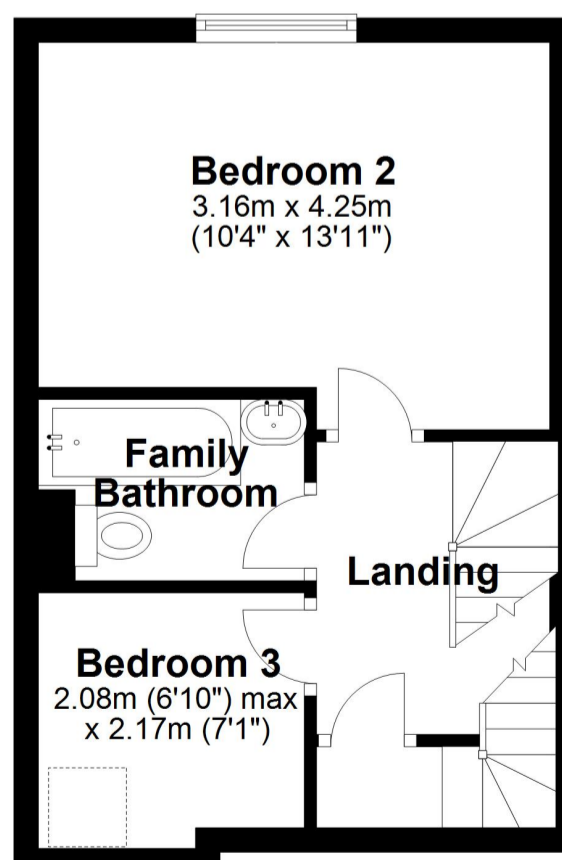
## Ground Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



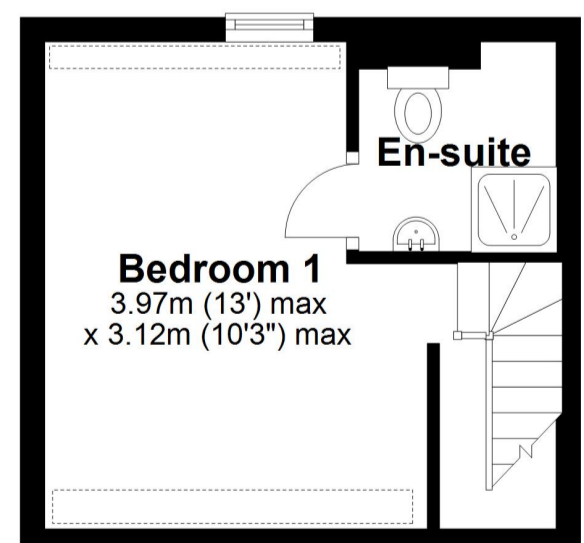
## First Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



## Second Floor

Approx. 16.7 sq. metres (179.4 sq. feet)



**Total area: approx. 70.5 sq. metres (759.1 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.