



18 Nursery End, Stanford in the Vale, Oxfordshire SN7 8PH

Oxfordshire, Fixed Price £325,000

Waymark

Nursery End, Stanford in the Vale SN7 8PH

Oxfordshire

Freehold

Terraced Property | Three Spacious And Light Double Bedrooms | Two Reception Rooms | Including Open Plan Kitchen/Diner | Utility Area/Downstairs W/C | Private Rear Garden | Driveway Parking For 2 Vehicles | Popular And Sought After Village Location | Walking Distance To Amenities & Local Schooling

Description

A fantastic opportunity to purchase this modern three double bedroom terraced family home situated in a peaceful and quiet location in the sought after village of Stanford in the Vale. Only a short walk to the high street, local shop, post office, cafe, well regarded primary school and public house. The property also benefits from two reception rooms, driveway parking and private rear garden.

This beautiful properties accommodation comprises; Entrance hall, rear porch, downstairs wc/utility area, open plan kitchen diner, sitting room, landing, modern family bathroom and three spacious and light double bedrooms.

Outside there is driveway parking for two vehicles along with side access to the rear garden which is private and mainly laid to lawn, the garden also benefits from a paved patio area which are perfect for outside dining and entertaining.

The property is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(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			

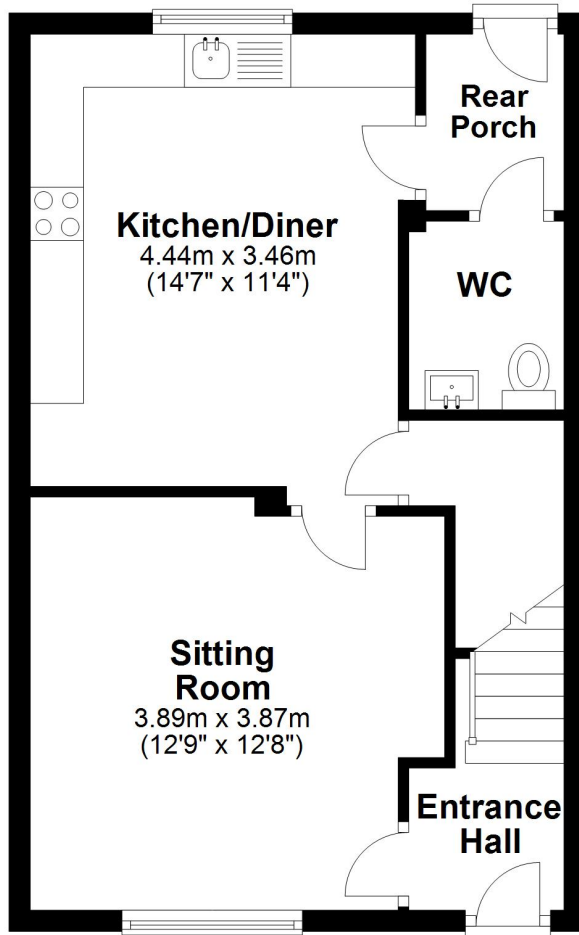


Waymark
Faringdon Office

T: 01367 820070
E: faringdon@waymarkproperty.co.uk

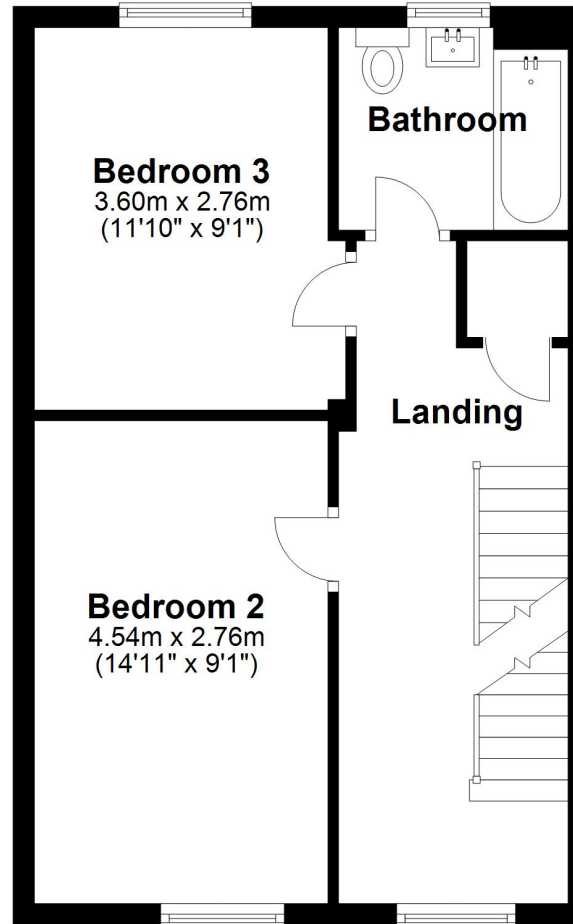
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



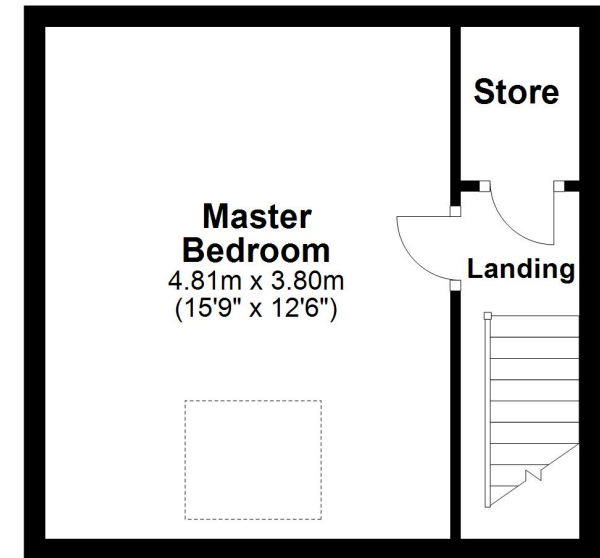
First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.9 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 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.

