



1 Framlands Close, Wantage OX12 9DZ  
Oxfordshire, Guide Price £325,000

Waymark

# Framlands Close, Wantage OX12 9DZ

Oxfordshire

Freehold

**No onward chain | Quiet cul-de-sac location | Large rear garden | Driveway and off-street parking | Requiring some modernisation | Within walking distance of the town centre | 3 Bedrooms**

## Description

An exciting opportunity to purchase this 3 bedroom semi-detached property, situated in a quiet cul-de-sac location within walking distance of the town centre.

The property is accessed across a gated driveway which leads to both the front door and a side door. The property comprises on the ground floor; entrance hall, sitting room with bay window, dining room and a kitchen which leads to a rear lobby and the side access. Attached to the kitchen but accessed via a separate external door is a useful outbuilding that has been used for storage and has power and light.

Stairs from the hall lead to the first floor where there are two generous sized double bedrooms and a smaller third bedroom. A bathroom with a separate WC complete the first floor.

Externally there is a garden to the front of the property which wraps around via the driveway, to the rear of the property. The rear garden is of a generous size and whilst a little overgrown, has great potential.

The property is Freehold and is offered with no onward chain. We understand that the property is connected to mains water, electricity and drainage, has UPVC double glazed windows and electric wall mounted heating.

## 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 Band D

Tax Band: D



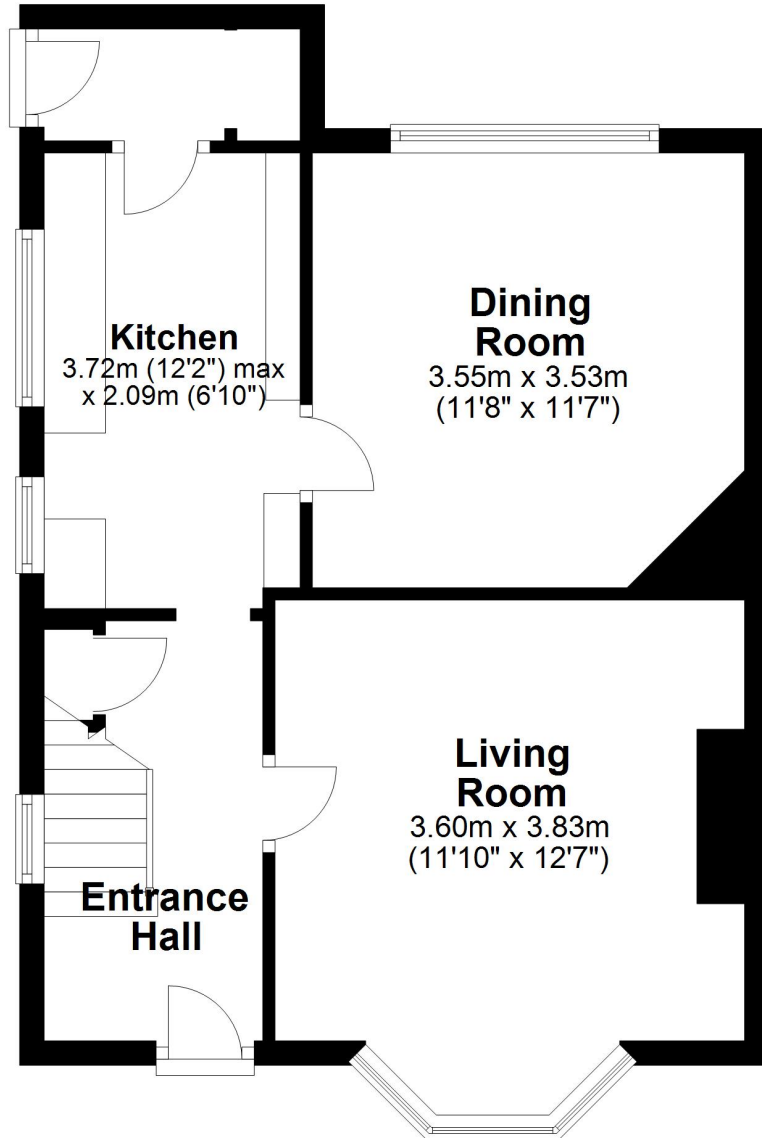
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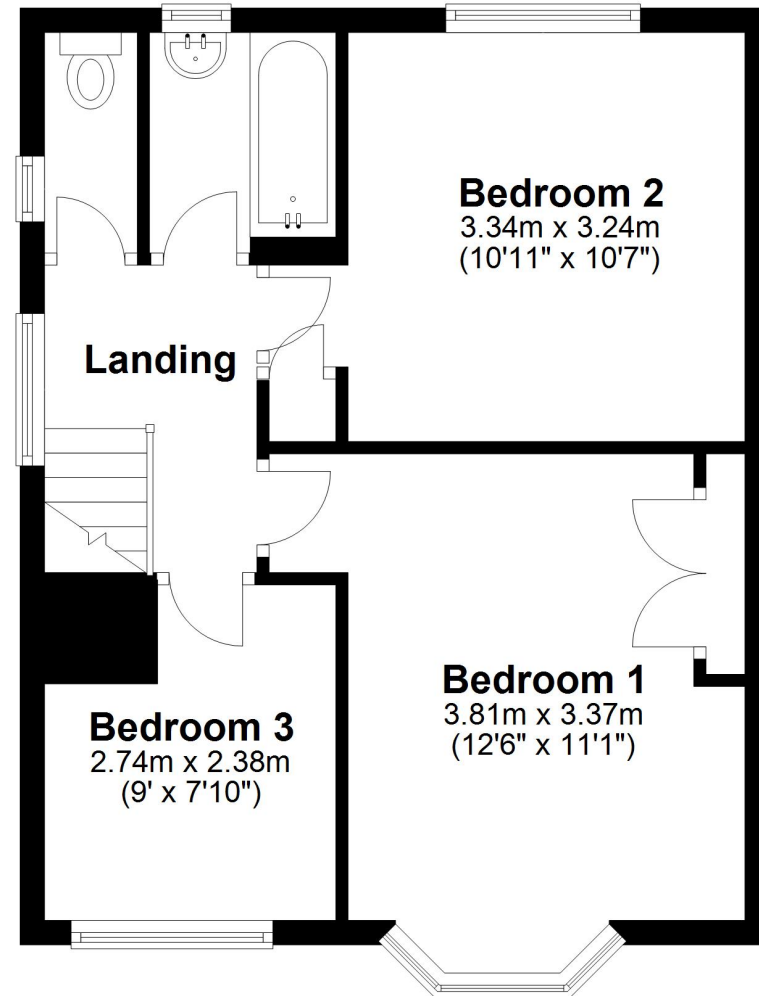
## Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



**Total area: approx. 85.7 sq. metres (922.0 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.

