



74 Adkin Way, Wantage OX12 9HW
Oxfordshire, Offers Over £325,000

Waymark

Adkin Way, Wantage OX12 9HW

Oxfordshire

Freehold

Description

Situated within a lovely road in the popular Market Town of Wantage, is this spacious and versatile three/four bedroom semi-detached family home. Having been well maintained and improved to a high standard by the current owners, the property should be viewed internally to fully appreciate all the home has to offer.

On entering the property, the entrance porch gives access to the large dining room which provides ample space for a large dining table and chairs and leads through to the kitchen and the light and airy living room with 'French' doors onto the garden. The kitchen is complete with a range of wall and floor mounted cabinets with additional access onto the garden. Completing the ground floor accommodation is the garage conversion, which is currently being used as a bedroom complete with an en-suite shower room and own private entrance providing a rental opportunity, which is a great addition to the home. Additionally, there is potential to add a small kitchenette as all necessary ports, hot & cold water along with electricals are in place in the corner of the room to provide an annexe if desired. The first floor consists of landing, three generous bedrooms and family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn with patio area which is perfect for outside dining and entertaining. To the front is a driveway providing off road parking for 2 vehicles and small frontage laid to lawn.

Furthermore, the property is well located within walking distance to local amenities, on the edge of the Willow Park Nature Reserve and catchment area to the well-regarded Stockham Park primary school.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating, uPVC double glazing throughout and an EICR completed in 2023.

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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



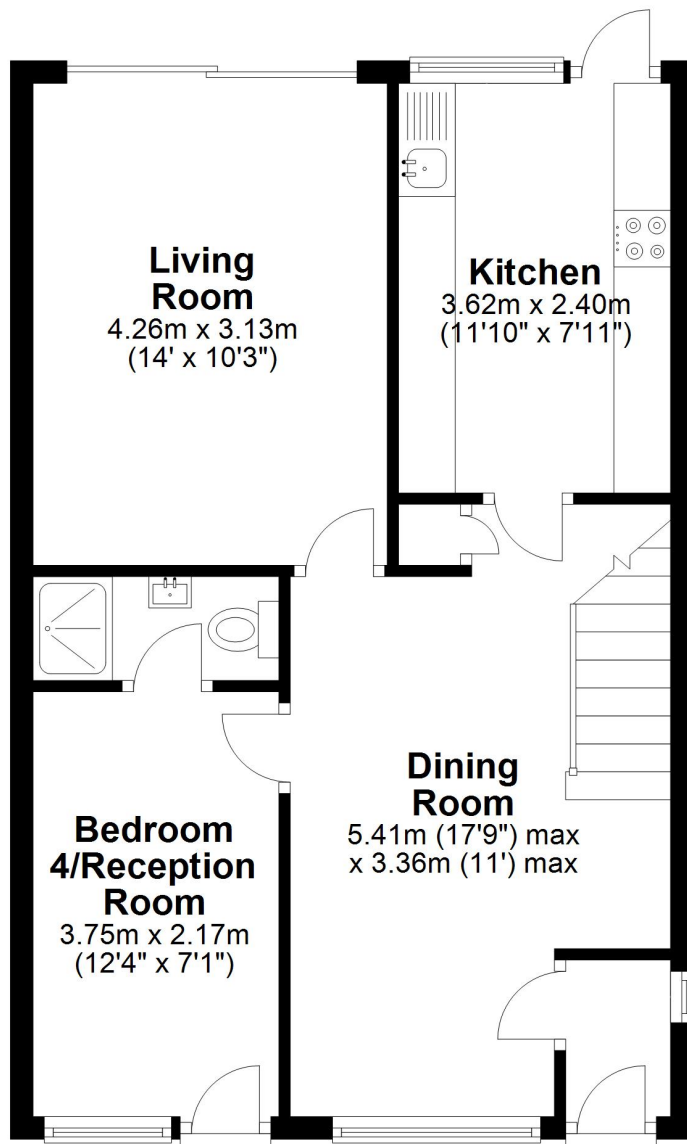
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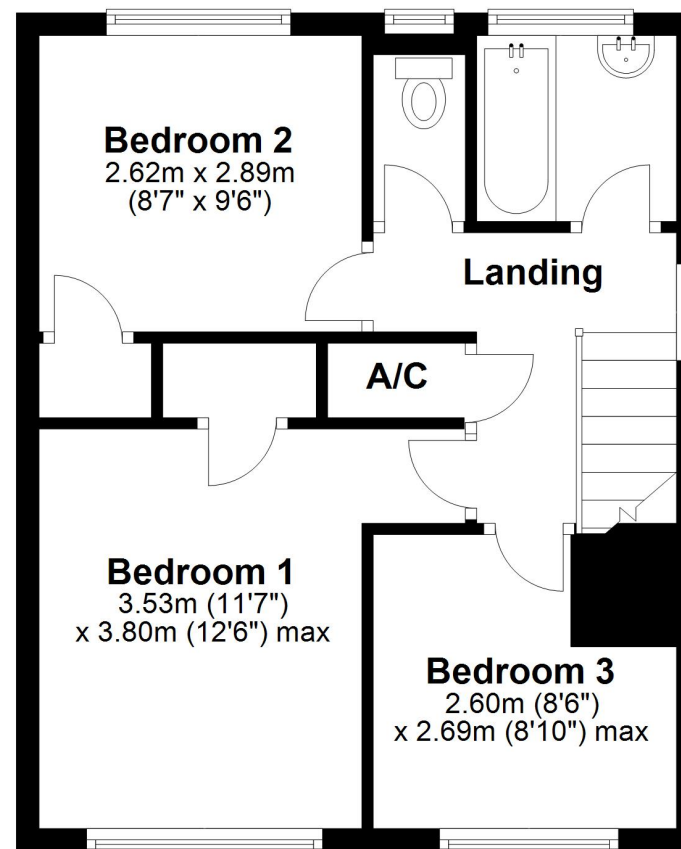
Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 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.

