



Glebe Road, Stanford in the vale
Oxfordshire, Guide Price £247,500

Waymark

Glebe Road, Stanford in the vale SN7 8NB

Oxfordshire

Freehold

No Onward Chain | Three Bedrooms | Mid Terrace Property | Open Plan Dual Aspect Living Space | Requires Some Modernisation | Front & Rear Gardens | Garage With Parking Space To The Front | Oil Fired Central Heating With Modern Worcester Boiler | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this three bedroom mid terrace property which located in the heart of the popular village of Stanford in the Vale and situated in a quiet off-street location. The property is offered to the market chain free and is only a short walk from amenities including shop, cafe, post office, public house and well regarded primary school. The property also benefits from open plan living space on the ground floor, as well as both front and rear gardens and a garage in block.

The property does require some modernisation throughout. The accommodation comprises; Entrance porch, entrance hall, kitchen with access to garden and under stairs storage, open plan dual aspect sitting/dining room complete with electric fireplace, landing with access to airing cupboard, family bathroom and three light and airy bedrooms.

Externally the property benefits from both front and rear gardens as well as a garage that is in a block, and is located to the side of the property with a parking space in front. The front garden is laid to lawn along with hedging. The rear garden is also mainly laid to lawn along with a patio area and greenhouse.

The property is freehold and is connected to mains electricity, water and drainage. There is a oil fired central heating with a modern external ground mounted Worcester boiler. 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 |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



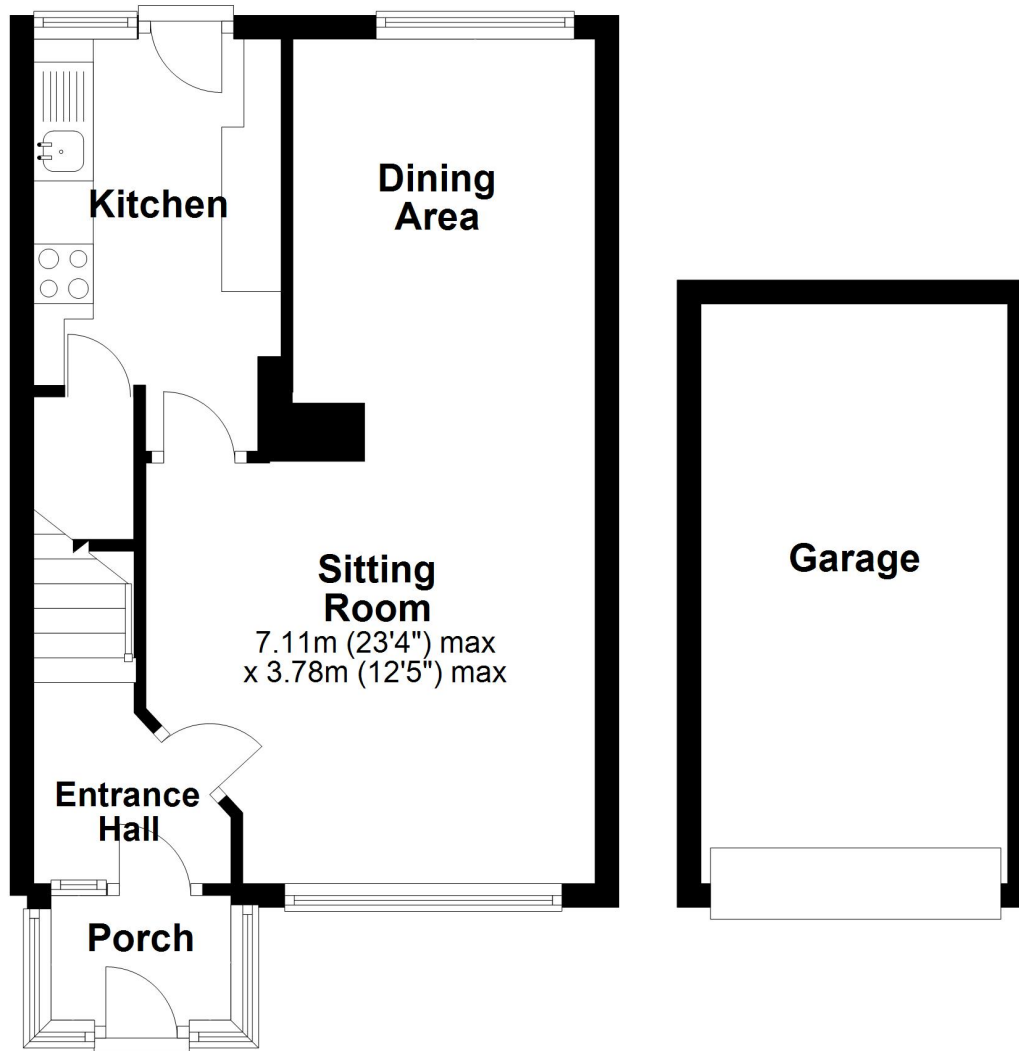
Waymark
Faringdon Office

T: 01367 820070

E: faringdon@waymarkproperty.co.uk

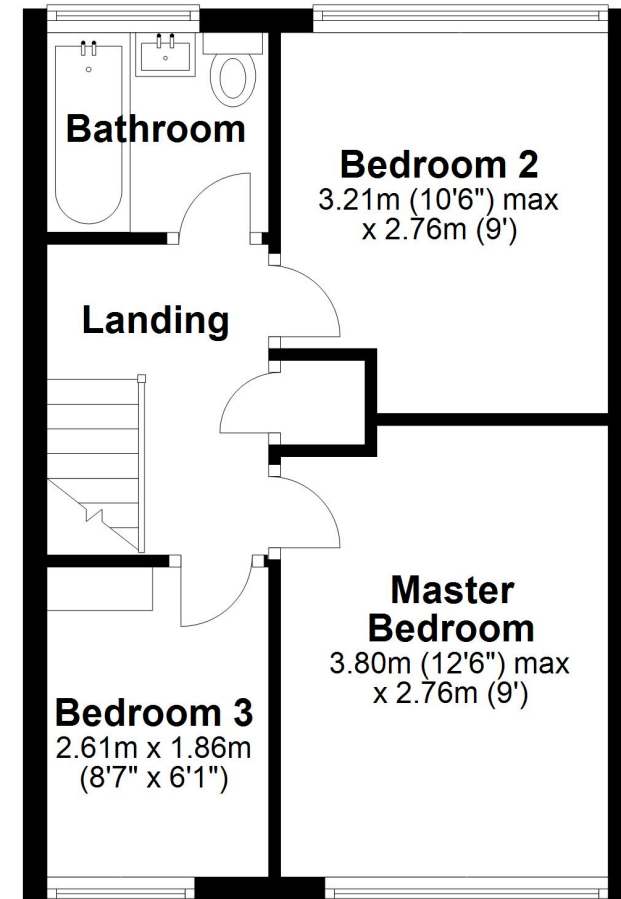
Ground Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 81.4 sq. metres (875.7 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.

