



25 Glebe Road, East Challow, Wantage OX12 9FX
Oxfordshire, £325,000

Waymark

Glebe Road, Wantage OX12 9FX

Oxfordshire

Freehold

Very Well Presented Two Double Bedroom Property | Beautiful Kitchen/Dining Room With Built-In Appliances | Living Room With Pleasant Aspect Over The Garden | Double Bedrooms With Built-in Wardrobes | Cloakroom, Modern Family Bathroom & Ensuite To Master | Enclosed Rear Garden | Two Allocated Parking Spaces To The Front | Well Maintained Throughout - Viewing Highly Advised!

Description

A very well presented two DOUBLE bedroom terraced property situated within the popular 'Fullers Grove' development in East Challow. Representing an ideal first time or investment purchase, this beautiful property should be viewed internally to fully appreciate.

The light and airy accommodation briefly comprises on the ground floor of entrance hall, cloakroom, living room with a pleasant aspect over the garden and a beautiful kitchen/dining room with built-in appliances to include fridge/freezer, washing machine and dishwasher. The first floor consists of a landing, modern family bathroom and two double bedrooms. The master bedroom is complemented by a modern ensuite, walk-in wardrobe and an additional built-in wardrobe, whilst the second bedrooms boasts a large over stairs cupboard providing ample storage.

Externally, there is a enclosed rear garden which includes a patio area which is perfect for outside seating and dining with steps leading to the lawn garden. A pathway leads to side pedestrian access providing an area for bins/bikes. To the front are two allocated parking spaces directly in front of the property and an electric car charging port.

Constructed by Messrs. Crest Nicholson in 2022, the property has since been well maintained throughout and there is circa 7 years remaining on the NHBC.

Material Information: The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which is regularly service and there is uPVC double glazing throughout. There is a management fee of c.£362 per annum for the maintenance and upkept of the development. Please open 'Brochure 1' for further material information to include broadband and mobile signal, flood risk and more.

Location

East Challow is situated 1 mile to the west of Wantage, within the Vale of White Horse and with footpath access to the town. The village boasts a popular primary school with an attached pre-school, village hall, church and popular cricket club. The adjacent market town of Wantage is steeped in history through its association with King Alfred the Great, and offers a comprehensive range of amenities including major high street retailers, supermarkets, leisure and recreational facilities, as well as the weekly market in the square. Further information on the town can be found at www.wantage.com. The town is well provided with schools, both at primary and secondary level and there are a number of excellent public schools within the area. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40) and to the south M4 J14 (c.9.4 miles). Didcot is situated to the east and provides a main line rail service to London (Paddington c.45mins).

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		98
(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	

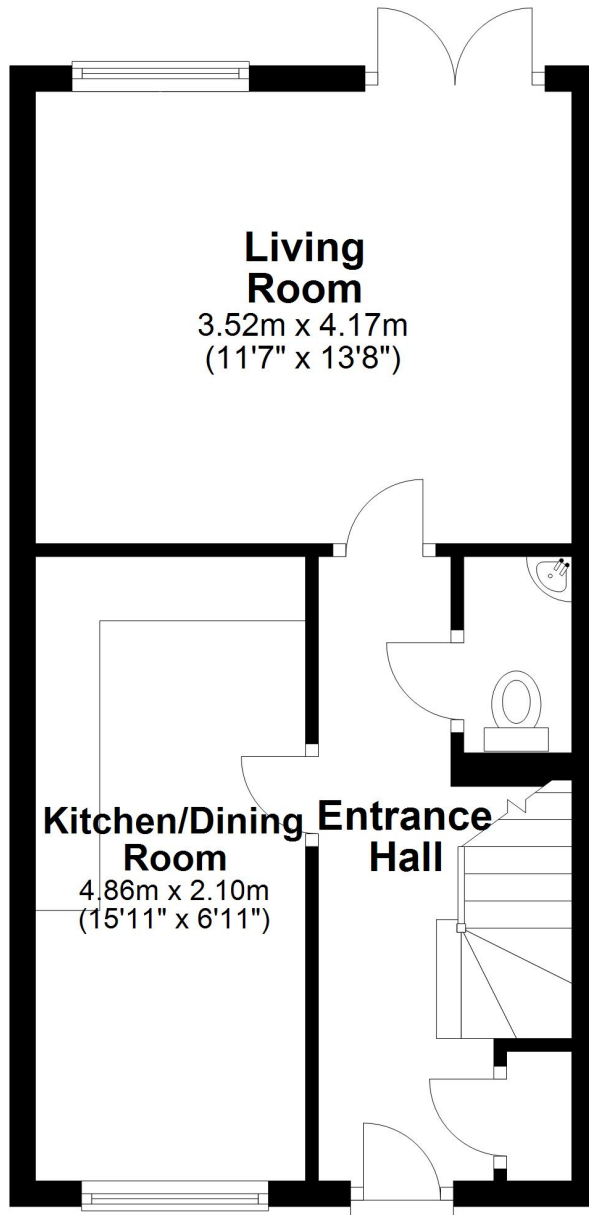


Waymark
Wantage Office

T: 01235 645645
E: wantage@waymarkproperty.co.uk

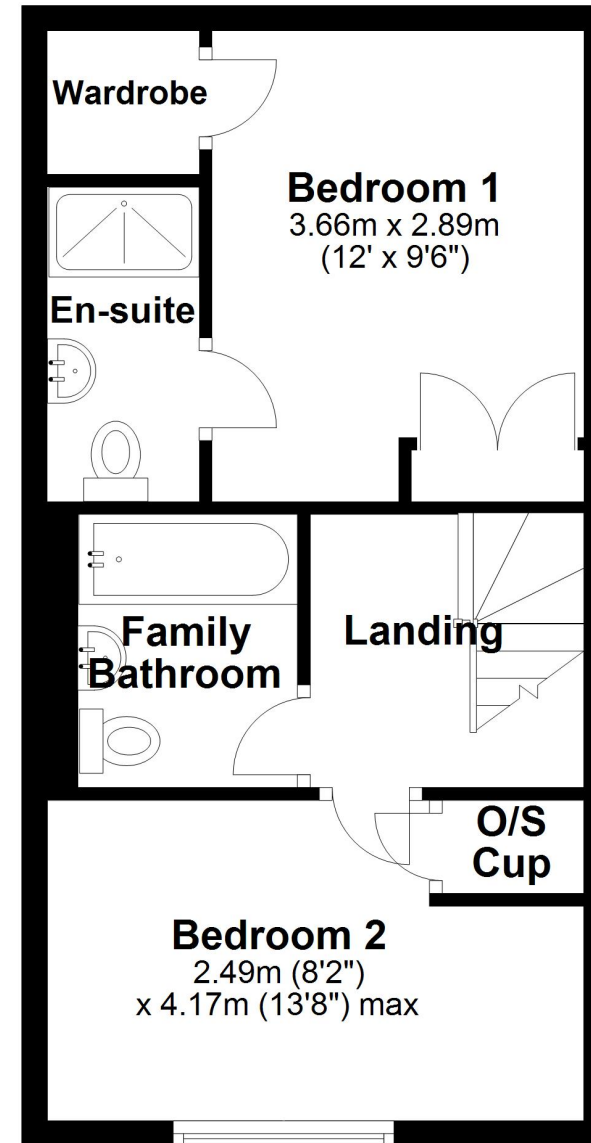
Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.5 sq. feet)

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.

