



11 Bec Close, Wantage OX12 9EP
Oxfordshire, £400,000

Waymark

Bec Close, Wantage OX12 9EP

Oxfordshire
Freehold

Four Bedroom Link Detached Family Home | Kitchen & Spacious L-Shaped Living/Dining Room | Ground Floor Cloakroom, Family Bathroom & Ensuite To Master | Tandem Double Garage & Driveway Providing Off Road Parking | Pleasant Cul-De-Sac Position | Convenient Location Within Walking Distance To Local Amenities | No Onward Chain

Description windows are aluminium framed with new replaced glass to all windows.

Situated in a pleasant cul-de-sac position within the popular Market Town of Wantage, is this four bedroom detached family home which is offered for sale with no onward chain.

The property briefly comprises on the ground floor of entrance hall, cloakroom, kitchen, and spacious L-shaped living/dining room with 'French' doors onto the lovely garden. The first floor consists of a landing with useful airing cupboard, family bathroom and four bedrooms with ensuite to master.

Externally, the beautiful and well-tended rear garden is enclosed by mature trees and hedging adding to the privacy. Offering a westerly facing aspect, the garden includes a patio area which is perfect for outside dining with remainder is mainly laid to lawn with a hard standing housing a shed. There is also a personal door into the tandem double garage. To the front is a good size driveway for two cars and an area laid to lawn interspersed with a beautiful cherry blossom tree.

Furthermore, the property is conveniently positioned within a short walk to both primary and secondary schools, bus routes and into the town providing ample local amenities.

The property is freehold and is connected to mains gas, electricity, water and drainage. The property is heated via gas central heating. The

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: E



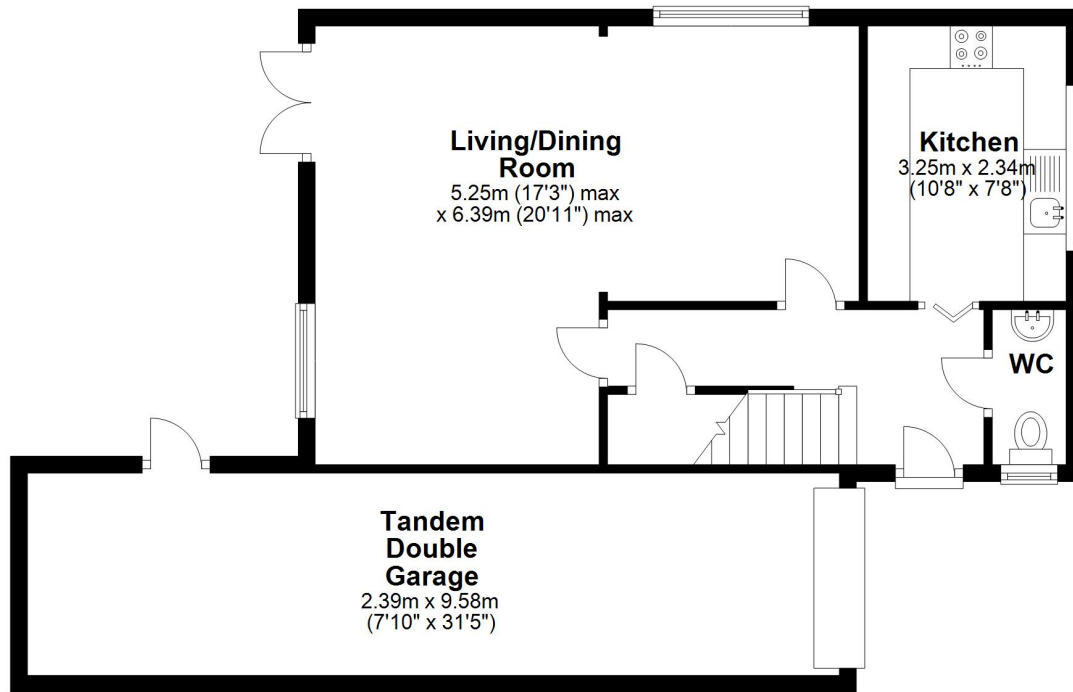
Waymark
Wantage Office

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

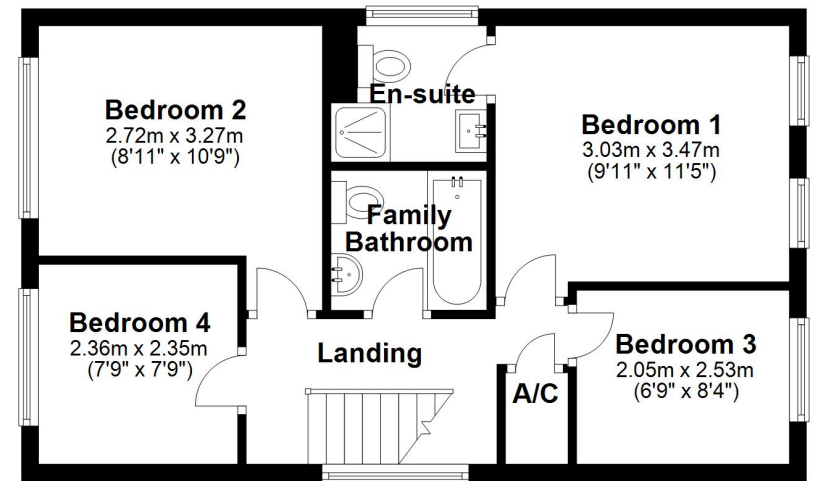
Ground Floor

Approx. 69.6 sq. metres (749.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 115.3 sq. metres (1241.2 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.

