



Perry's Road, Stanford in the Vale
Oxfordshire, Guide Price £235,000

Waymark

Perry's Road, Stanford in the Vale SN7 8HS

Oxfordshire
Freehold

No Chain - Viewing Highly Advised! | In Need Of Refurbishment Throughout | Sought After & Popular Village Location | Walking Distance To Amenities & Local Schooling | No Through Road Location

Description

A fantastic opportunity to purchase this delightful two bedroom terraced bungalow located in a quiet and peaceful location in the popular village of Stanford-in-the-Vale. The property is situated on a small cul-de-sac and is just a short walk to local amenities, including shop, cafe, public house and local schooling. The property is offered to the market chain free.

The property is in need of modernisation throughout and comprises; central hallway, two light and airy bedrooms, useful store/cloakroom, spacious kitchen/diner with access to garden, sitting room, and bathroom.

Externally, the property boasts a store to the front as well as a communal green space. To the rear there is a sunny South-West facing garden which is mainly laid to patio. There is also a useful outbuilding which is perfect for storage.

Internally, the property does require some modernisation, and is heated via electric storage heaters. The property is freehold and we understand is connected to mains water, electricity and drainage.

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 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.

