



Hiskins, Wantage OX12 9HU  
Oxfordshire, £269,950

Waymark



# Hiskins, Wantage OX12 9HU

Oxfordshire

Freehold

**Well presented throughout | No onward chain | Potential to extends (SSTP) | Off-street parking | Garage | South facing rear garden | Walking distance of the town centre and schools**

## Description

An end of terrace property that has been well maintained throughout, located in an established residential area. The property is available with no onward chain.

Internally the property provides on the ground floor; an enclosed entrance lobby, open plan sitting/dining room with doors out to the rear garden and a kitchen fitted with a range of modern wall and floor mounted units.

Stairs from the sitting room lead to the first floor where there are two good sized double bedrooms and a family bathroom as well as a spacious airing cupboard.

Externally there is a small garden to the front and an enclosed south facing garden to the rear which provides a pleasant mix of paved seating areas, lawn and mature planting.

To the side of the property is off-stree parking for two vehicles as well as a single garage.

The property is heated centrally via a gas fired boiler and we understand the property benefits from mains water, electricity, gas

and sewerage. The property is freehold.

## 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. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

## Viewing Information

Viewings by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



**Waymark**  
**Wantage Office**

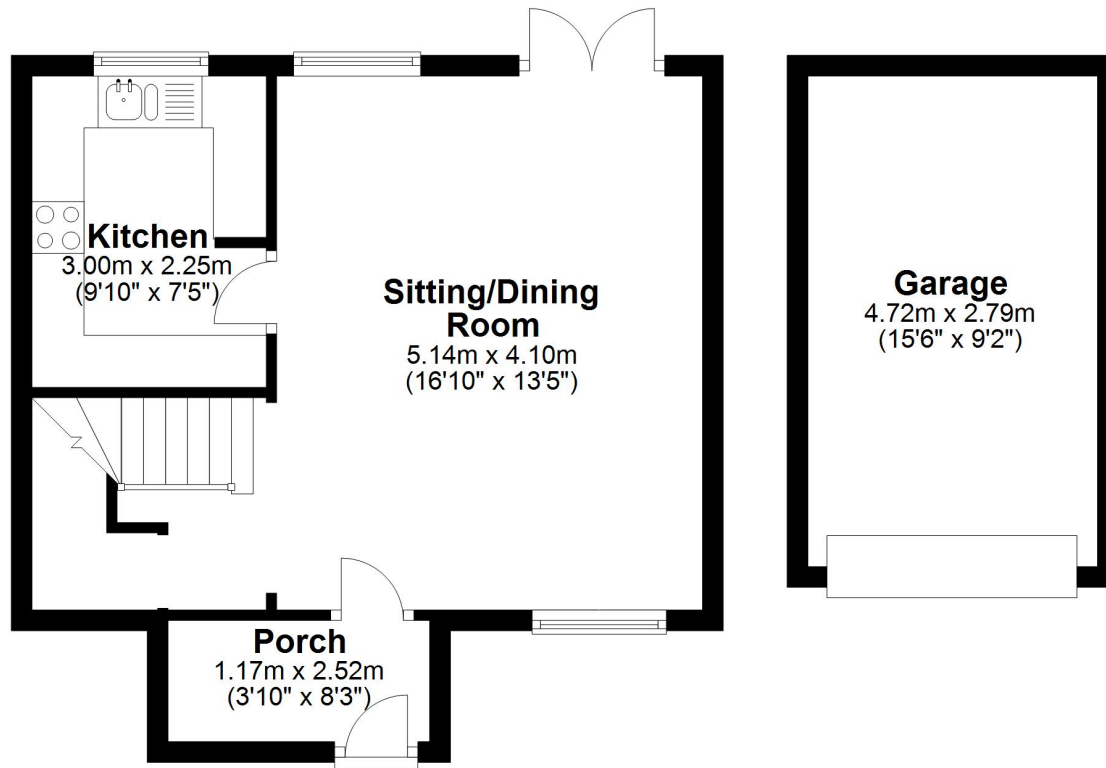
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

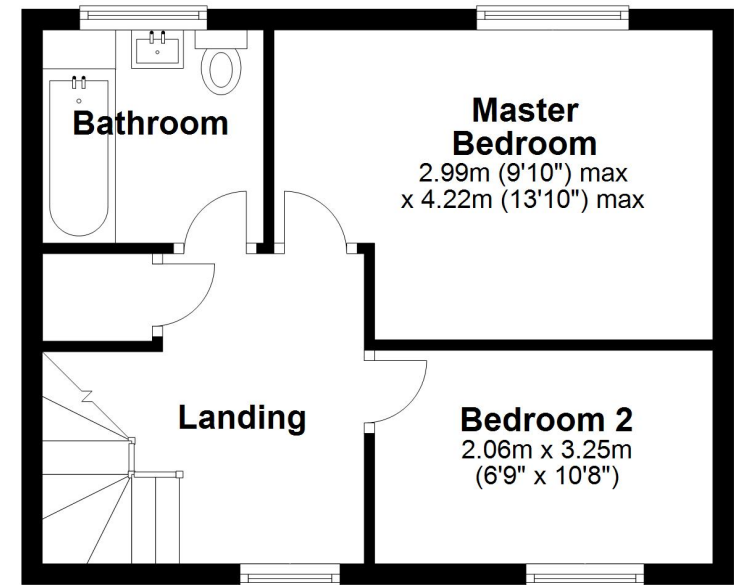
## Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



## First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



**Total area: approx. 82.7 sq. metres (889.8 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.



