



Brookside, East Hanney OX12 0JL
Oxfordshire, £250,000

Waymark

Brookside, Wantage OX12 0JL

Oxfordshire

Freehold

No onward chain | Requiring a degree of modernisation | Popular village location | 3 bedrooms | Quiet cul-de-sac location

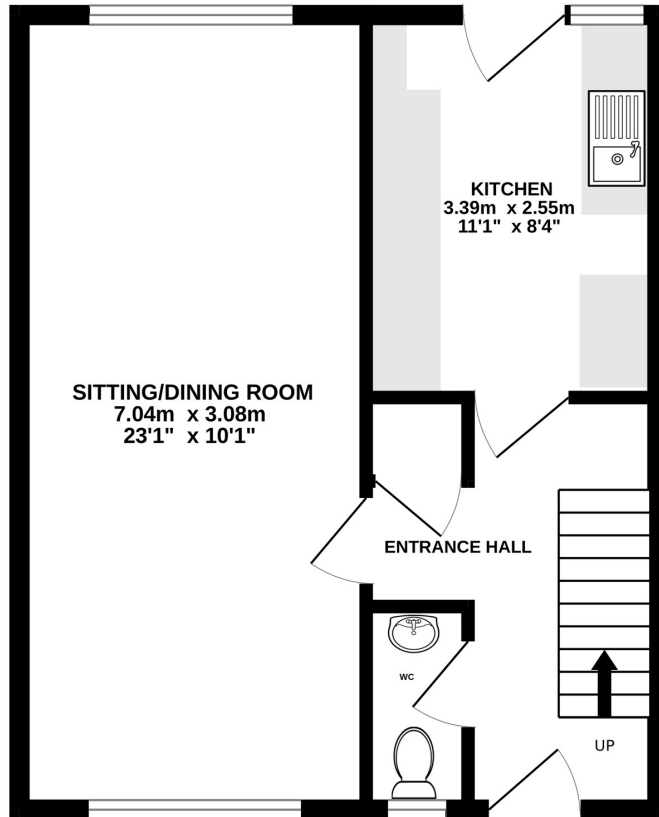
Description	Location
<p>Situated in a quiet cul-de-sac location in the popular village of East Hanney, is this end of terrace property which would benefit from a degree of modernisation works throughout.</p> <p>The property is approached across across a small garden area and pathway. The front door leads into a hallway, off which is the sitting room which runs the full length of the property and has windows at either end. The kitchen is to the rear of the property and is fitted with wall and floor mounted units and there is a door leading to the rear garden. Completing the ground floor is a cloakroom and useful storage cupboard.</p> <p>Stairs from the hall lead to the first floor where there are two double bedrooms and a smaller single bedroom, together with an adapted shower room.</p> <p>Externally there is ample on-street parking to the front of the property. To the rear is an enclosed garden which has been predominatly hard landscaped and there is a useful storage shed. A gate at the end of the garden leads out to a pleasant communal area which borders the banks of Letcombe Brook.</p> <p>We understand that the property is connected to mains water, electricity and drainage and is heated via wall mounted electric heaters. The property is freehold and is available to purchase with no onward chain.</p>	<p>East Hanney is a thriving village with amenities including a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.</p> <p>Viewing Information</p> <p>Viewing by appointment only please.</p> <p>Local Authority</p> <p>Vale of White Horse District Council.</p> <p>Tax Band: C</p>



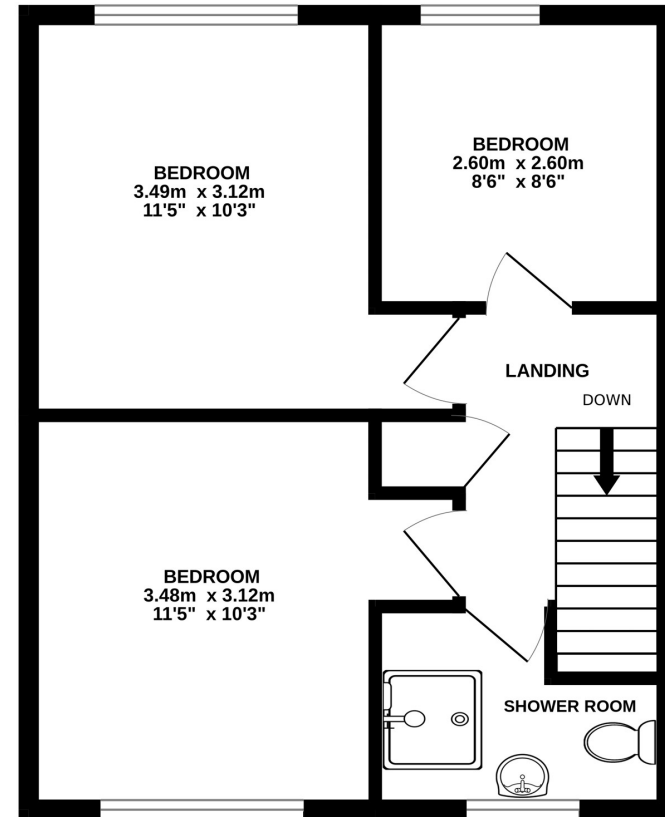
Waymark
Wantage Office

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GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



25 BROOKSIDE EAST HANNEY OX12 0JL

TOTAL FLOOR AREA : 81.2 sq.m. (874 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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