



Kings Close, Letcombe Regis OX12 9JF
Oxfordshire, £300,000

Waymark

Kings Close, Wantage OX12 9JF

Oxfordshire

Freehold

Renovation project | Far reaching views across adjoining fields on two sides | Generous size gardens | No onward chain | 3 bedrooms | Potential to extend (subject to planning) | Desirable village location

Description

A fantastic opportunity to acquire this three bedroom semi-detached family home situated in the ever popular village of Letcombe Regis. The property does require modernisation throughout, however offers vast potential and boasts a large enclosed rear garden with far reaching views to the side and rear across the adjoining open fields.

The property briefly comprises an entrance hall, itchen, living room, rear lobby and a utility room on the ground floor. To the first floor you will find three bedrooms, a family bathroom and a separate WC

Externally the property is situated at the end of a cul-de-sac and benefits from an enclosed front garden which wraps around the side to rear. The gardens adjoin open fields to both the side and rear.

The property is freehold. We understand the property is connected to mains water, drainage and electricity and is centrally heated via an air-source heat pump.

Location

The property is located in the heart of the desirable downland village of Letcombe Regis. The village itself boasts a Church, village hall, sports field and Public House, and also benefits from the use of the amenities at the exclusive Richmond Village retirement development, where there are leisure facilities, a shop and a restaurant. The market town of Wantage is some 2 miles to the east and provides a more comprehensive range of leisure and shopping facilities, together with both primary and secondary schools. There are excellent road links to the A34 via the A417, which in turn leads to the M40 to the north and the M4 to the south. Didcot is situated to the east where there is a main line rail link to London Paddington (45 minutes).

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council Band C

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



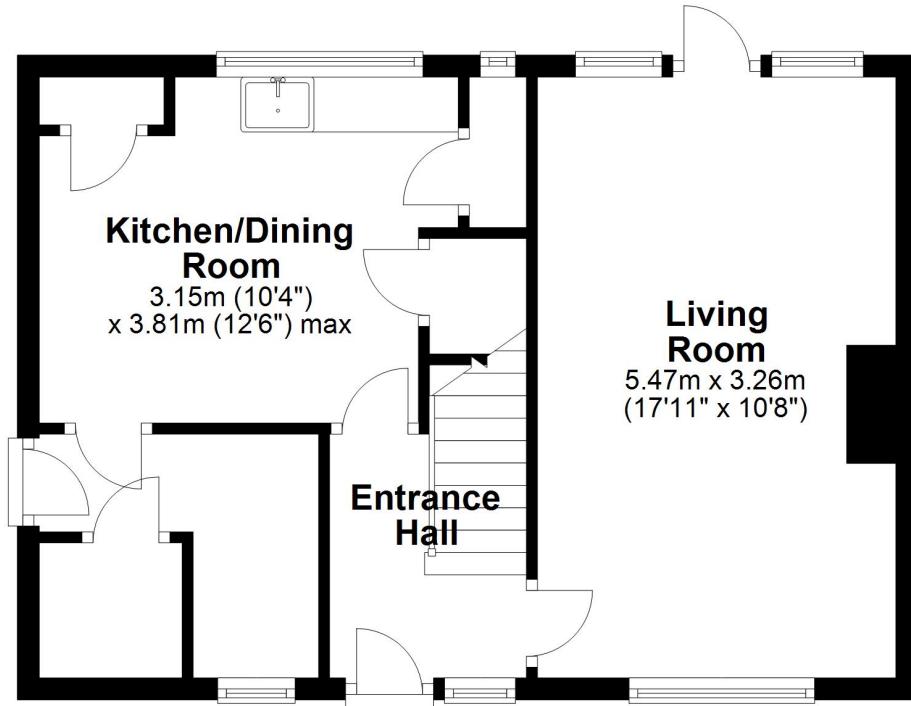
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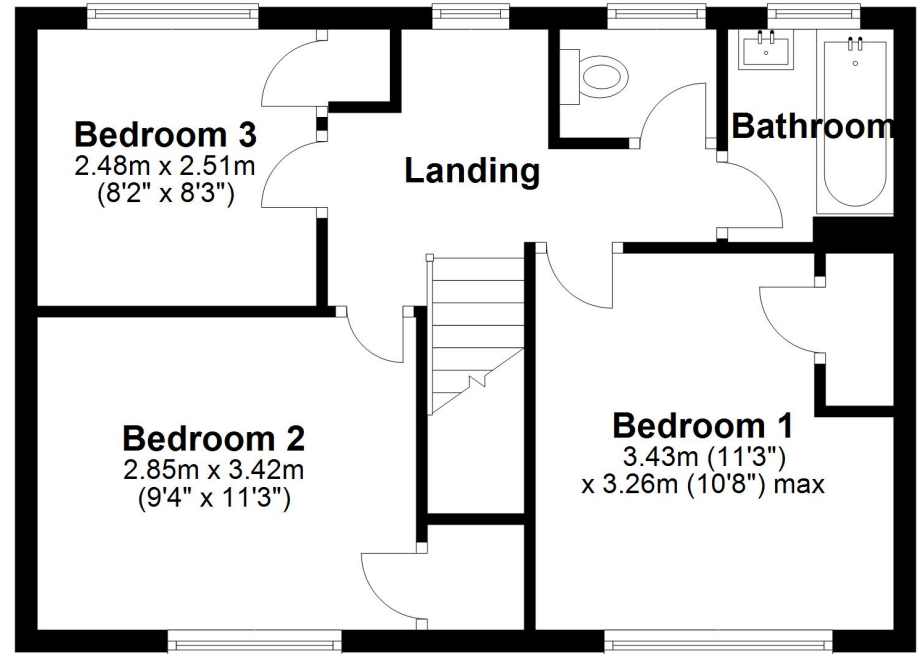
Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 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.

