



45 Orchard Way, Wantage OX12 8ED
Oxfordshire, £260,000

Waymark

Orchard Way, Wantage OX12 8ED

Oxfordshire

Freehold

Large south facing rear garden | Walking distance of the town centre | 3 bedrooms | Gas central heating | Off-street parking | Potential to extend/improve | Available with no onward chain

Description

An existing opportunity to purchase a semi-detached property requiring a degree of modernisation, which is conveniently located within walking distance of the town centre.

The property is approached across a gravelled parking area and the front door leads into an entrance hall. To the right is the bathroom and straight ahead are the stairs leading to the first floor. To the rear of the property is the sitting room which has double doors out to the rear garden and also access to a rear lobby and storage area, which also has a door out to the rear garden. To the front of the property is a fitted kitchen which is perfectly serviceable.

There are two good sized double bedrooms on the first floor and a smaller third bedroom.

A gated pathway to the side of the property gives access to the rear garden which is of a generous size and is south facing. There is a paved seating area immediately to the rear of the property, with the remainder being lawn and is terraced.

The property is freehold and benefits from gas central heating, UPVC double glazed windows and doors, mains electric, gas, drains and water. The property is available with no onward chain.

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

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	86
England, Scotland & Wales		EU Directive 2002/91/EC	



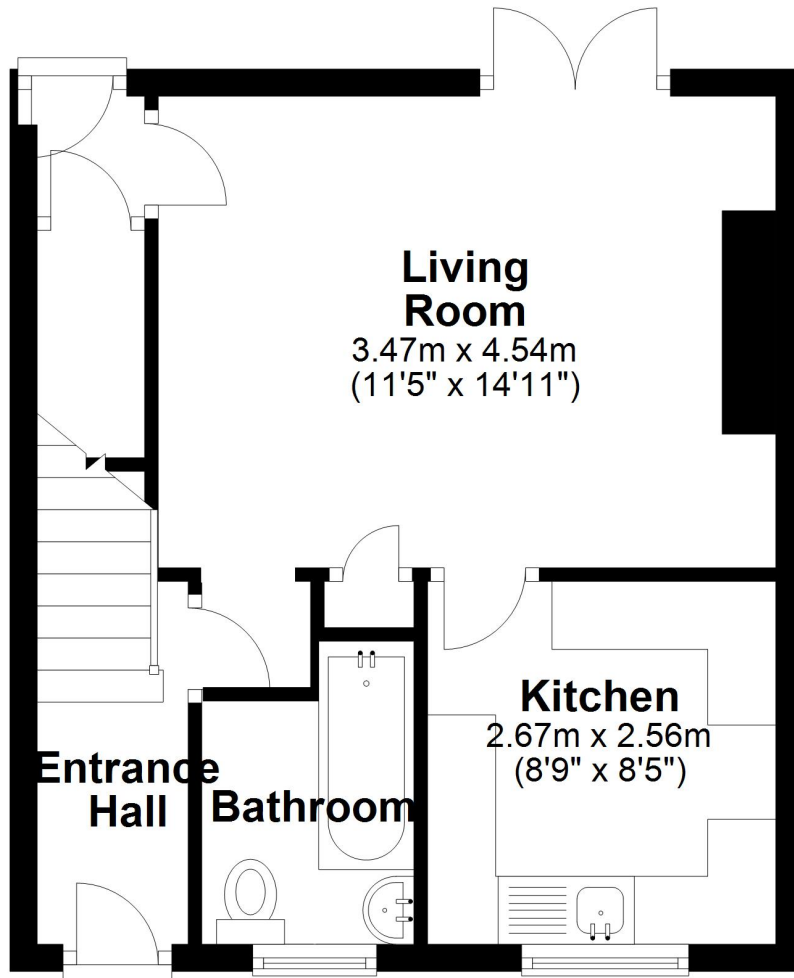
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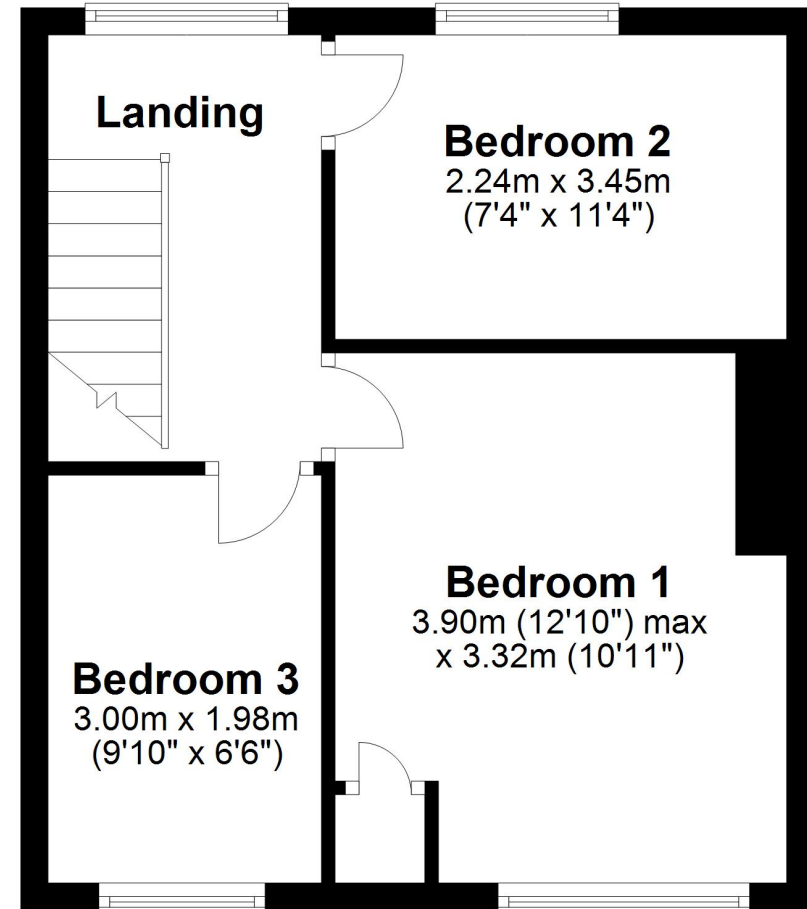
Ground Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 68.2 sq. metres (734.6 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.

