



Barwell, Wantage OX12 9AZ  
Oxfordshire, £250,000

Waymark

# Barwell, Wantage OX12 9AZ

Oxfordshire

Freehold

**No onward chain | Large gardens | Potential to extend (subject to planning) | Quiet cul-de-sac location | Walking distance from the town centre | 2 Bedrooms | Requires modernisation**

## Description

Situated at the end of a no-through road and within walking distance of the popular Market Town of Wantage is this 2 bedroom end of terrace property that occupies a large corner plot. The property is in need of cosmetic attention and modernisation however offers vast potential to extend (subject to planning) and boasts an enviable plot.

The property comprises an entrance hall, sitting room, kitchen with pantry and a cloakroom on the ground floor. Stairs from the hall lead to the first floor where there are two generous sized double bedrooms and an adapted shower room.

Externally the property benefits from a garden to the front and an enclosed substantial west facing rear garden laid mainly to lawn. There is a useful brick built store to the rear of the property.

The property is freehold and we believe is connected to mains water, electricity, sewerage and gas. The property is centrally heated by a gas fired boiler.

## 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 are by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



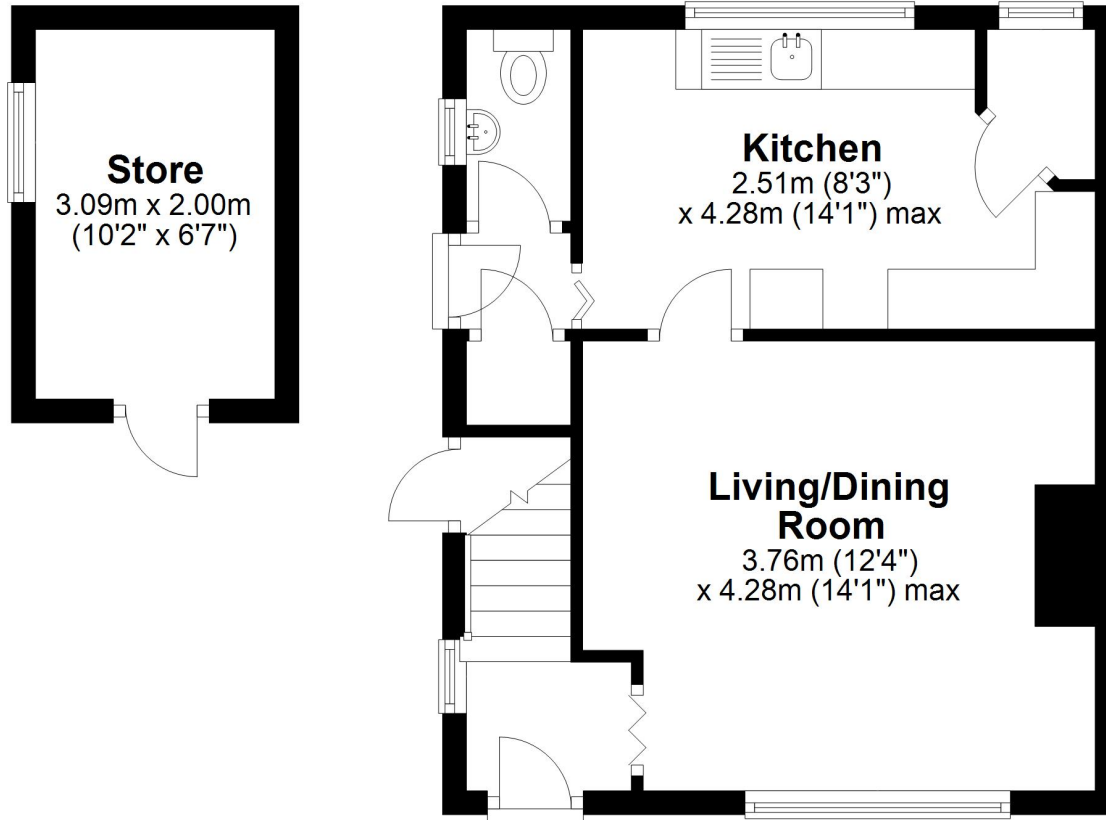
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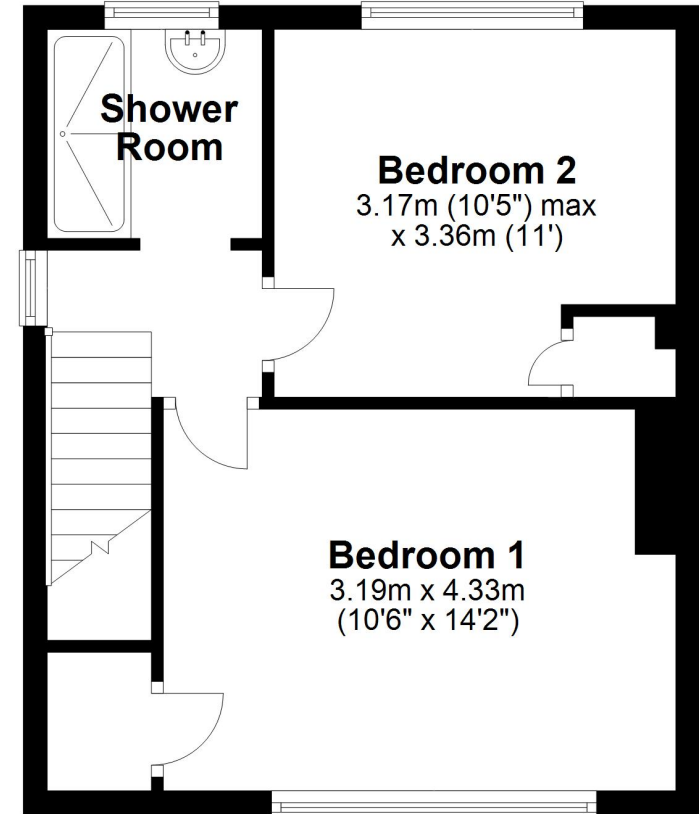
## Ground Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



**Total area: approx. 73.3 sq. metres (788.8 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.

