



Barwell, Wantage OX12 9BA  
Oxfordshire, Offers in Excess of £260,000

Waymark



# Barwell, Wantage OX12 9BA

Oxfordshire

Freehold

**Three Bedroom Semi-Detached Family Home | Two Reception Rooms & Kitchen | In Need of Modernisation & Cosmetic Attention | Enclosed Rear Garden | Set Back Off The Road In A Pleasant Position Overlooking Greenery | Popular Wantage Location, Close To Amenities | No Onward Chain**

## Description

Set back off the road in a pleasant position overlooking an open green space, is this three bedroom semi-detached family home conveniently located within the popular Market Town of Wantage, close to local amenities.

In need of modernisation and cosmetic attention, this light and airy property comprises on the ground floor; an entrance hall, kitchen, separate dining room, living room, cloak room and store. Stairs from the hall lead to the first floor where there are 3 bedrooms and a bathroom. There is a gated garden to the front of the property that wraps around the side and to the rear. The gardens are of a generous size. There is a useful storage shed attached to the main property, accessed from the rear of the property.

The property overlooks a pleasant communal green area to the front and there is unrestricted on-street parking available a short walk from the property.

The property does require a degree of modernisation throughout but does benefit from a gas fired central heating system.

The property is freehold and 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

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		82
B	(81-91)		
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



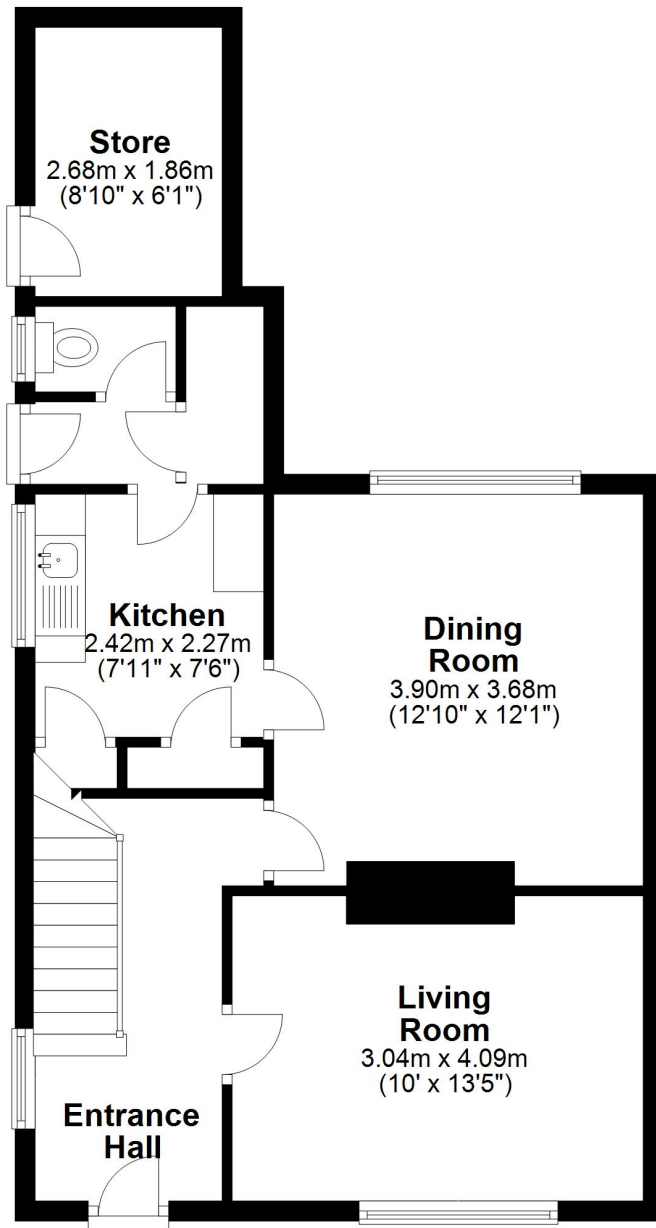
Waymark  
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

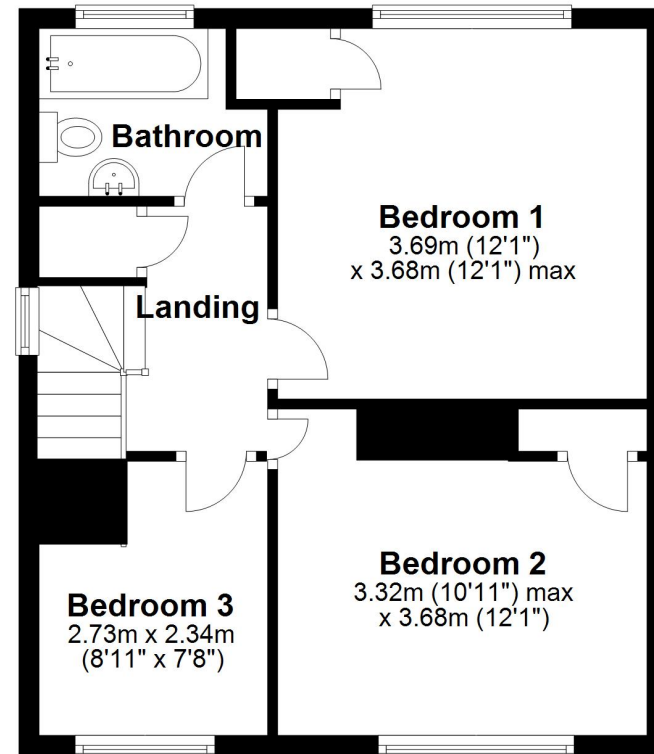
## Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 94.9 sq. metres (1021.3 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.



