



1 Trinder Road, Wantage OX12 8EE
Oxfordshire, Guide Price £425,000

Waymark

Trinder Road, Wantage OX12 8EE

Oxfordshire

Freehold

Beautiful Edwardian Three Bedroom Semi-Detached Family Home | Impressive Open Plan Kitchen/Dining Room With Utility/Cloakroom | Sitting Room With Feature Fireplace & Bay Window | Modern Re-Fitted Ensuite & Built-in Wardrobes To Master Bedroom | Modern Re-Fitted Bathroom | Good Size Private Rear Garden & Driveway Parking For One Vehicle | Sought After Location, Close To Amenities

Description

Offered for sale with no onward chain is this well presented Edwardian semi-detached family home, which is well located within the ever popular Market Town of Wantage, close to amenities. Having been well maintained and improved, the property should be viewed internally to fully appreciate all the property has to offer.

The entrance hall gives access to the light and airy living room complete with feature fireplace and bay window. The L-shaped open plan kitchen/dining room offers a range of wall and floor mounted cabinets with ample space for large dining table and chairs and is complemented by a feature fireplace now home to a log burner. Completing the ground floor accommodation is the utility/cloakroom which is located off the kitchen. The first floor consists of landing, modern re-fitted bathroom and three generous bedrooms with built-in wardrobes to bedroom 2. Offering a perfect blend of old and new, the master bedroom benefits from beautiful period features to include a feature fireplace and bay window along with a modern re-fitted ensuite and built-in wardrobes incorporating the blend of new.

Externally the enclosed, good size rear garden is mainly laid to lawn with patio area to the fore which is perfect for outside dining and entertaining. Providing a good degree of privacy, the garden is complemented by flower and shrub borders, with a paved path leading to an additional patio area to the rear with shed. To the front of the property you will find a stone chippings driveway providing off road parking for one vehicle.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



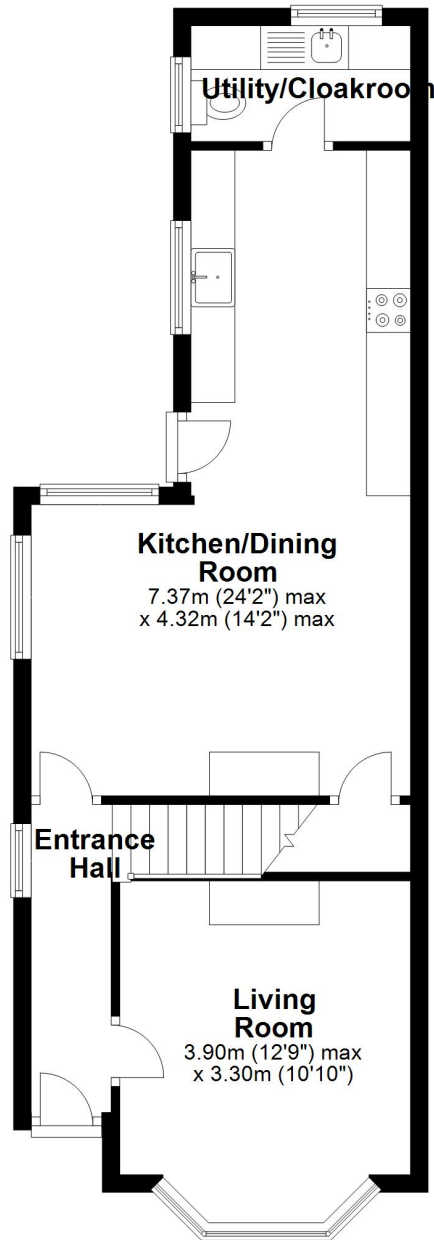
Waymark
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

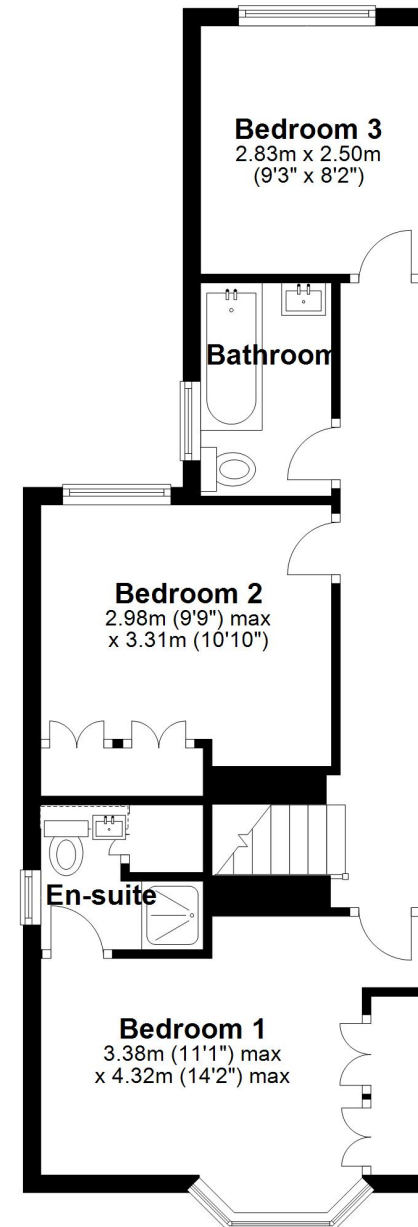
Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 93.3 sq. metres (1003.8 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.

