



31 West Hill, Wantage OX12 9EF
Oxfordshire, Offers in Excess of £300,000

Waymark

West Hill, Wantage OX12 9EF

Oxfordshire

Freehold

No onward chain | Potential to extend and improve (STP) | Generous sized gardens | Off-street parking | Garage and workshop | 3 double bedrooms | Quiet cul-de-sac location

Description

An exciting opportunity to purchase this property which requires a degree of modernisation throughout, but offers great potential to extend (subject to planning) and improve, with the benefit of no onward chain.

The property is situated within a quiet no through road, within walking distance of the centre of Wantage. Approached across a gravelled driveway, the property comprises on the ground floor of; entrance hall, sitting room, dining room, bathroom, kitchen and a conservatory which has doors out to the rear garden. Stairs from the hall lead to the first floor where there are 3 generous sized double bedrooms.

Externally to the front is a garden and parking area for several vehicles. Gated side pedestrian access leads through to the rear garden where there is a garage with an attached workshop and a large rear garden laid mainly to lawn and with mature planting.

We understand that the property is freehold and is connected to mains water, electricity, gas and sewerage. The property benefits from UPVC double glazing and gas fired central heating. 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 D

Tax Band: D



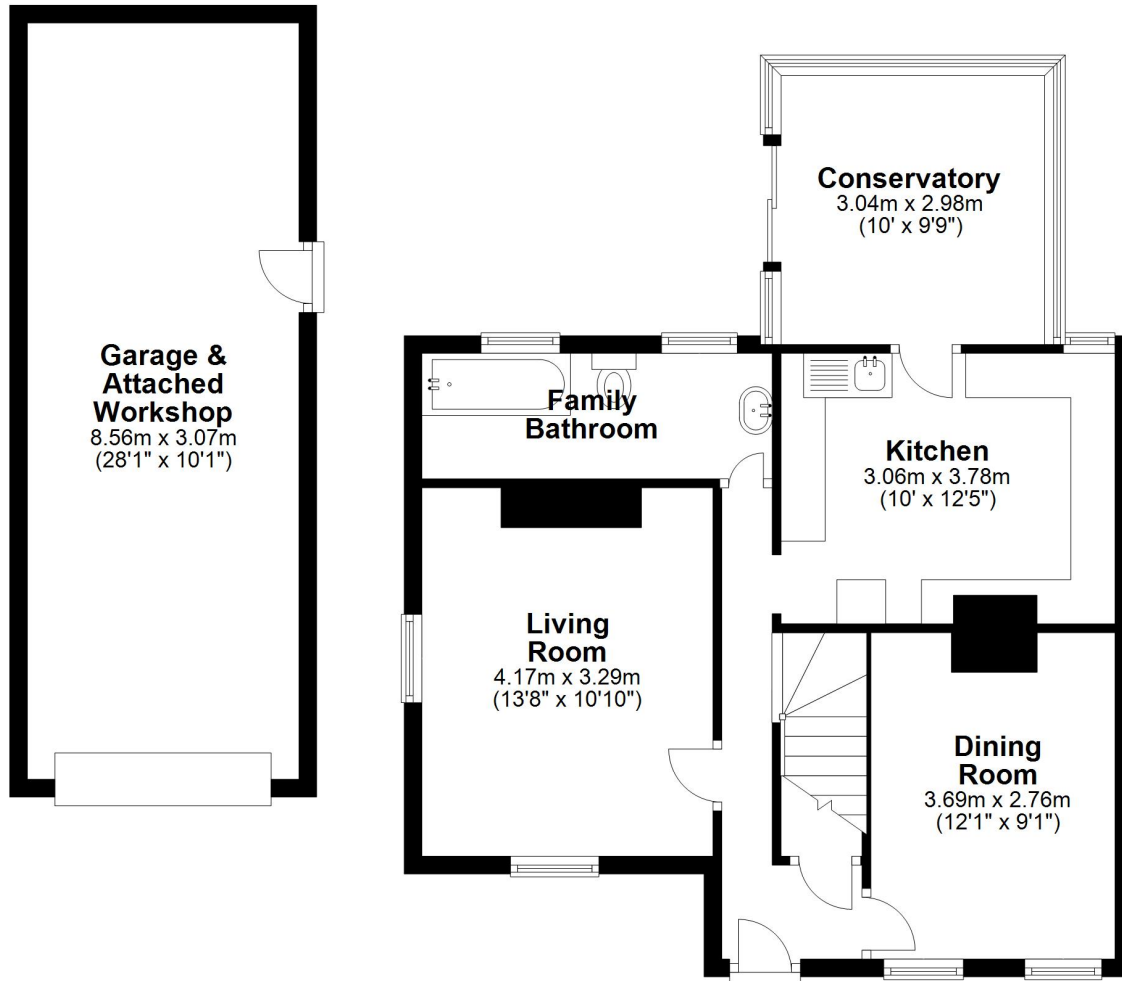
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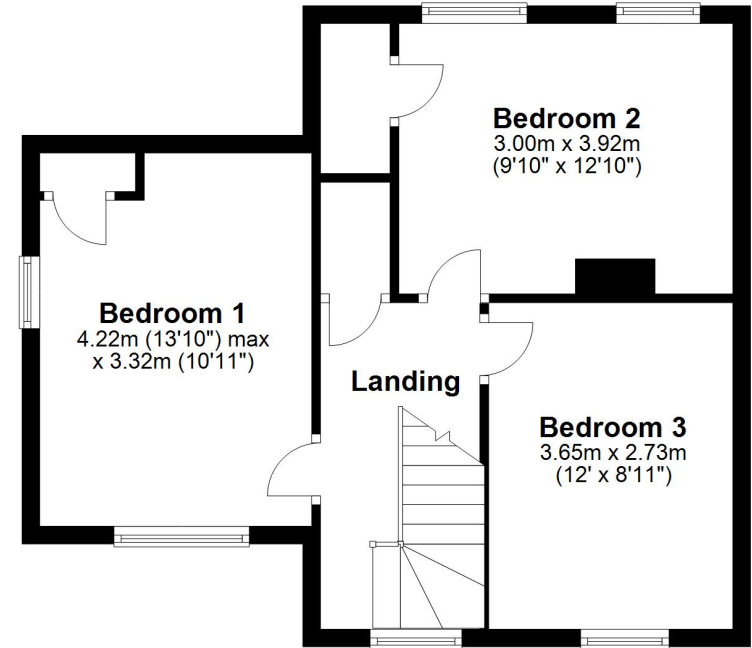
Ground Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 130.7 sq. metres (1407.2 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.

