



Hawkins Avenue, Stanford in the Vale
Oxfordshire, £260,000

Waymark

Hawkins Avenue, Stanford in the Vale SN7 8FY

Oxfordshire

Freehold

Terraced Property | One Large Double Bedroom | Dressing Area With Fitted Wardrobes | Modern En-Suite Bathroom | Kitchen/Diner With Access To Garden | Sitting Room With Access To Storage Cupboard | Garden With Large Storage Shed | Driveway Providing Off-Street Parking For At Least Two Cars | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this modern one double bedroom terraced property which is located in the heart of the popular village of Stanford in the Vale. The property is only a short walk to the local shop, cafe, public house and well regarded primary school. The property also benefits from two reception rooms, driveway parking and private rear garden.

The properties accommodation comprises; Entrance hall, downstairs w/c, sitting room with access to storage cupboard, open plan kitchen diner with access to garden, landing, large master bedroom complete with dressing area and fitted wardrobes, as well as a modern en-suite bathroom.

Outside there is a good size driveway providing off-street parking for at least two vehicles. The rear garden is mainly laid to lawn along with a small paved patio area and a large storage shed. There is also side access which links the garden to the driveway.

The property is freehold and is connected to mains gas, electric, water and drainage. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

Stanford in the Vale is a popular and thriving Downland village situated in the Vale of the White Horse. Situated midway between the market towns of Wantage (6 miles) and Faringdon (5 miles), easily accessible from the A417, the village has an array of amenities with a pub, church, Co-op convenience store, Post Office, Primary School, Pre-school and village hall. Both Wantage and Faringdon offer a comprehensive range of shopping, leisure and recreational facilities. There is a wide selection of both state and private schools within the locality including Radley College, Abingdon School, St Helen & St Katherine and St Hugh's together with well-regarded comprehensive schools at Wantage and Faringdon.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: B



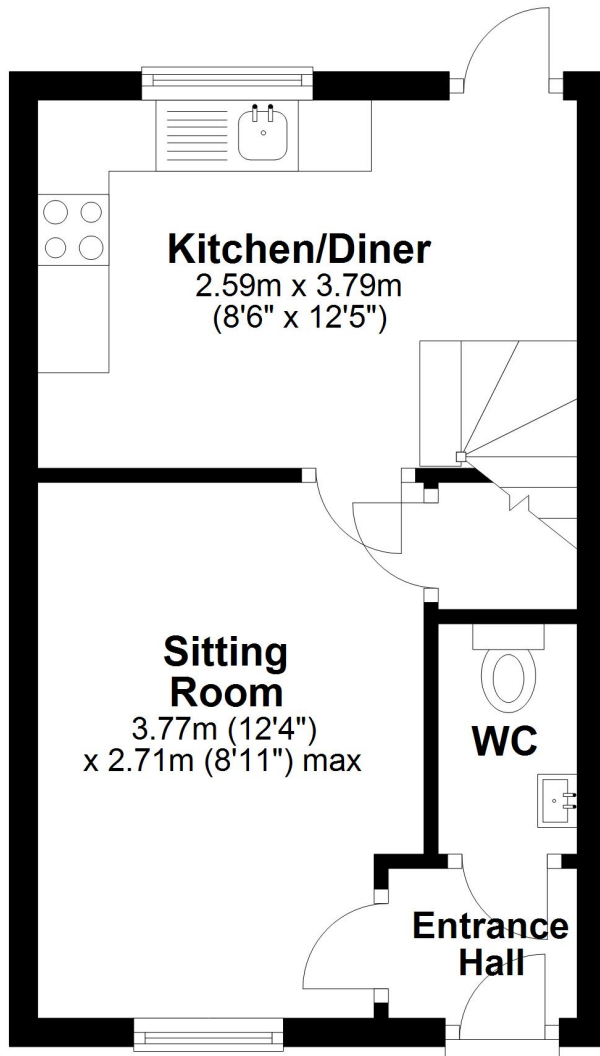
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

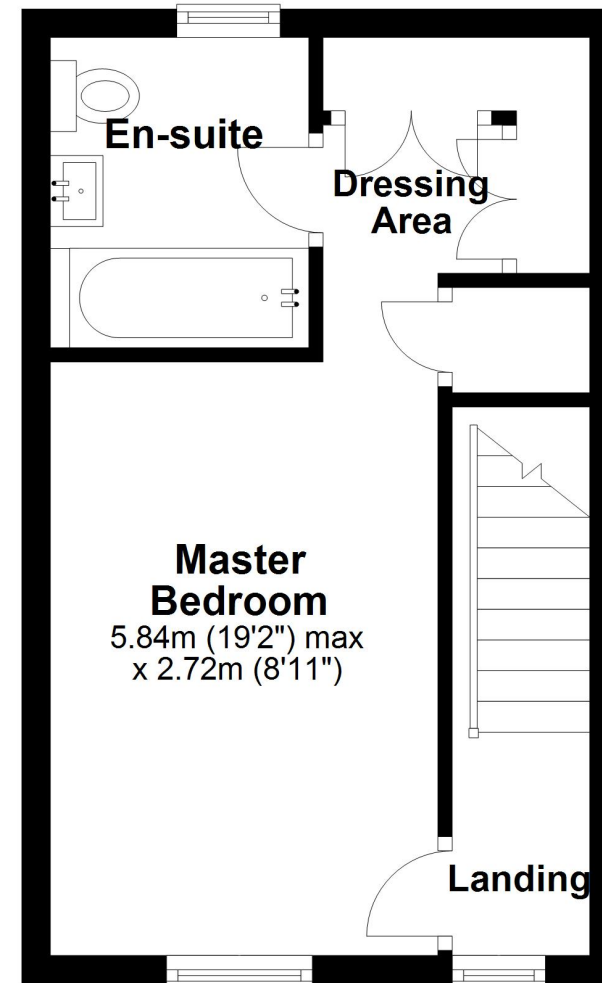
Ground Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.2 sq. feet)



Total area: approx. 47.3 sq. metres (508.6 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.

