



Paul Pieri

Wantage

£175,000

Oxfordshire







- Characterful property
- Allocated parking
- Gas central heating
- Plenty of storage
- Good opportunity for first time buyers

## Wantage

£175,000

Excellent opportunity to purchase this two-bedroom upper floor duplex apartment, forming part of a characterful period property. Located approximately half a mile from the town centre, the property includes residents parking at the rear of the property. Situated over two floors, the first floor comprises living room, separate kitchen and the well-proportioned bathroom. Stairs rise to the second floor, where the two bedrooms can be found, both of which benefit from built in cupboards and eaves storage. Whilst the property could benefit from some updating, it is easy to appreciate the unique and characterful features on offer.

For more information or to arrange a viewing please contact:

**Wantage**

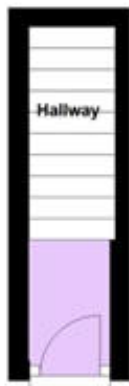
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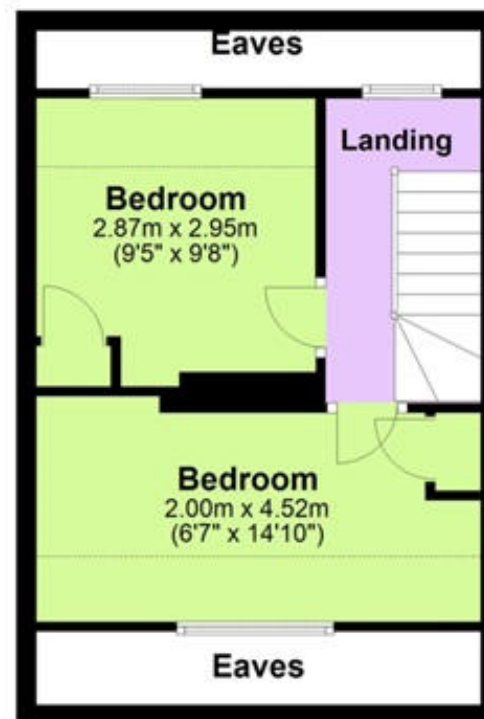
**Ground Floor**  
Approx. 3.5 sq. metres (37.3 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (365.9 sq. feet)



**Second Floor**  
Approx. 31.4 sq. metres (338.4 sq. feet)



**Total area: approx. 68.9 sq. metres (741.6 sq. feet)**

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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