



Paul Pieri

Wantage

£255,000

Oxfordshire OX12 9EA





- Beautifully presented two-bedroom terrace home
- Family bathroom
- Off-street parking for two cars
- Enclosed rear garden
- Kitchen/dining room
- Two double bedrooms

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A light and bright two bedroom terrace home situated in a cul-de-sac location on the western side of Wantage. Accommodation comprises a sitting room with an open fireplace leading through to a spacious and modern kitchen breakfast room with direct access onto the enclosed rear garden. On the first floor are two double bedrooms and a bathroom fitted with a white suite and a shower over the bath. Heating is provided via gas boiler to radiators and windows are double glazed. At the front of the property is a hard-standing driveway providing ample off-street parking. The rear of the house has a patio area opening onto a lawned garden contained within which is a brick built storage shed and a garden gate leading to the rear.

Directions:

From Wantage Market Place proceed to Mill Street and at the far end turn left at the double mini roundabout. Turn first right into Naldertown and proceed to the far end following the road to the left-hand bend and then turn immediately left, the property will be found after a short distance on the left-hand side.

For more information or to arrange a viewing please contact:

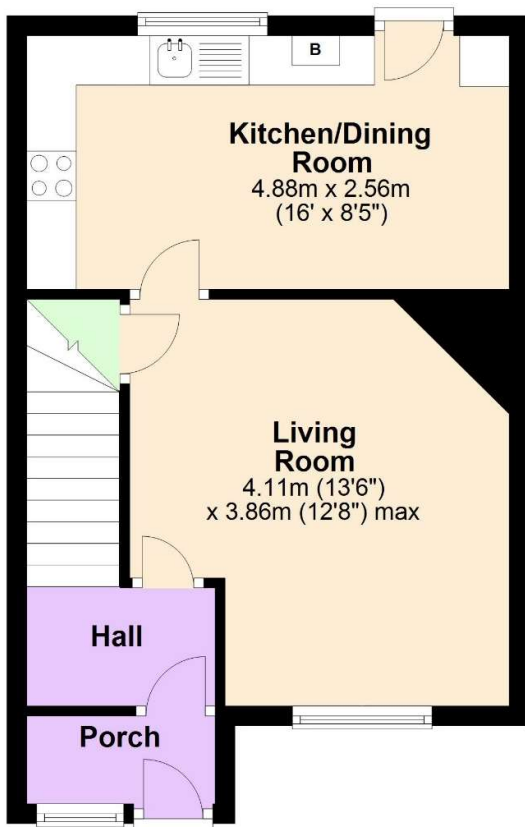
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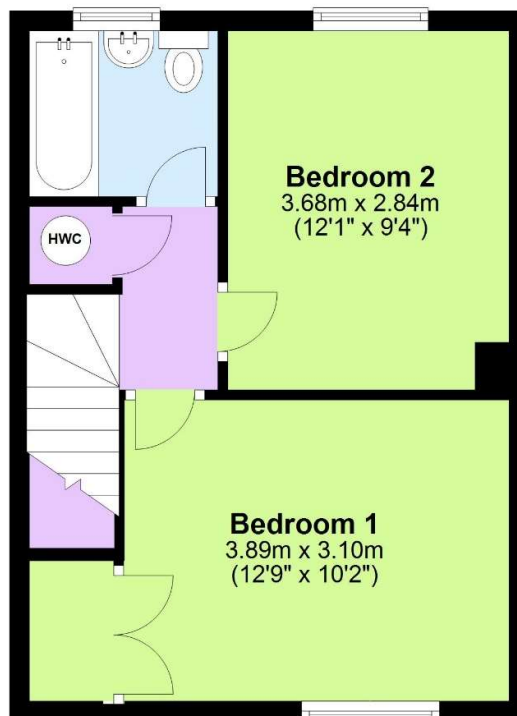
Ground Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 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	70 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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