



Connells
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FOR SALE

CLIFTONVILLE
VILLA

Connells

Newbury Street
Wantage



Property Description

Situated in the heart of Wantage, just 0.1 miles from the market square, this 3/4 semi-detached victorian semi-detached town house, with some original features offers wonderful living space throughout.

Downstairs are two good size living rooms, one of which has previously been used as a bedroom, w/c, separate kitchen and utility room with access into the courtyard garden.

Upstairs on the first floor, there are two double bedrooms both with en-suite.

The top floor has a large master bedroom and separate bathroom across one floor.

This property would make a wonderful family home or investment purchase. The rental could be considered for HMO and therefore achieve as much as £2500pcm providing a rental yield of 6.67%

Wantage is a small historic market town in the Vale of White Horse and has a good range of shops and services including plenty of places to eat and drink.

Wantage is the perfect centre from which to explore the beautiful countryside of the Berkshire Downs, particularly the ridgeway.

Wantage is most famous as being the Birthplace of Alfred the Great.

There are two main supermarkets including a Waitrose, two doctors' surgeries, vets, opticians, a selection of good primary schools and a large secondary

Room Measurements

Living Room

13' x 13' 7" (3.96m x 4.14m)

Dining Room/bed Four

12' 8" x 7' 8" (3.86m x 2.34m)

Bedroom One

11' 8" x 13' 1" (3.56m x 3.99m)

Bedroom Three

12' 8" x 8' 5" (3.86m x 2.57m)

Bedroom Two

12' 8" x 17' 3" (3.86m x 5.26m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/ABG304728

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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