



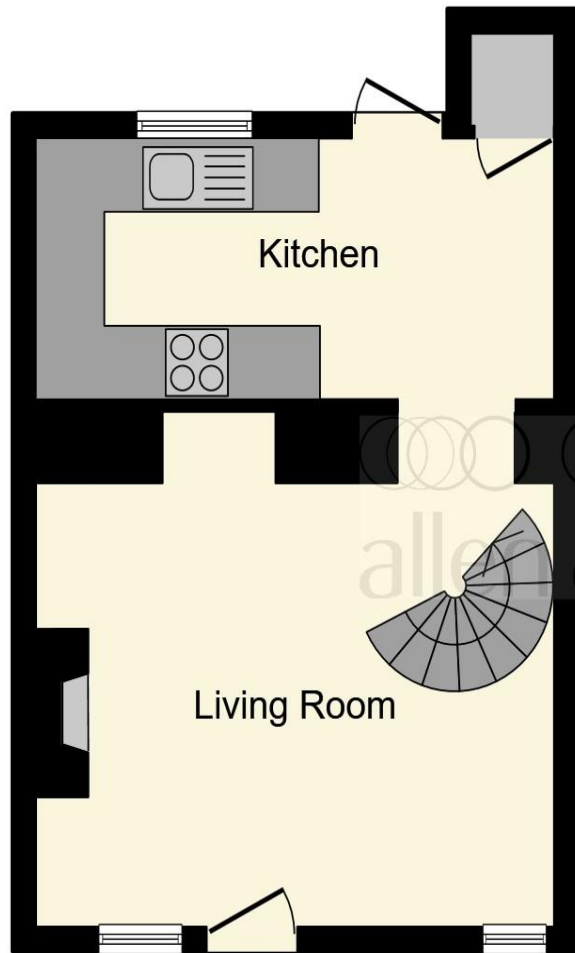
Portway Place, White Road, East Hendred, Wantage, OX12 8JL

Welcome to

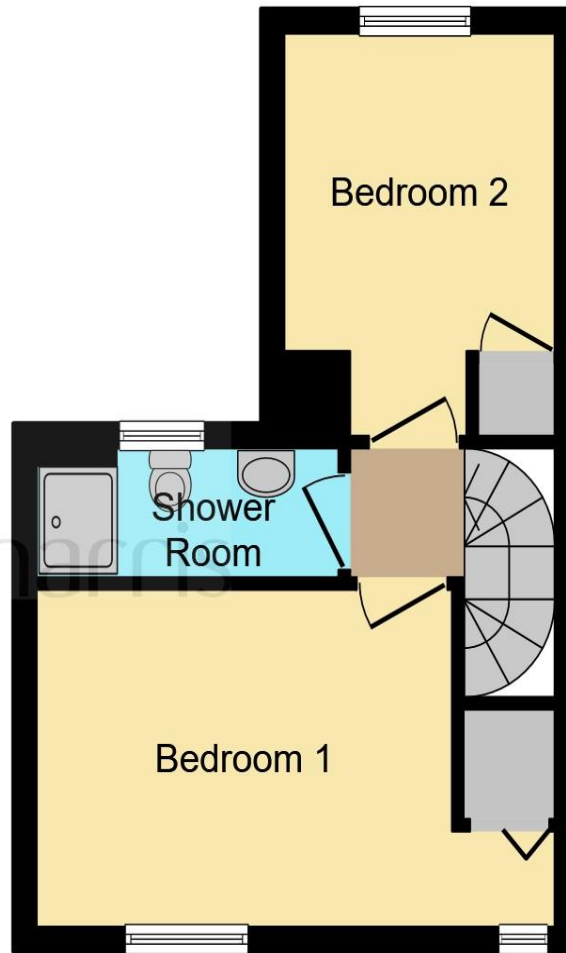
Portway Place, White Road, East Hendred, Wantage

This charming characterful two-bedroom cottage, with off road parking to the rear, located in the picturesque village of East Hendred. No onward chain. The property provides a light and good sized living room with a feature fireplace and spiral staircase to the first floor. A fitted kitchen at the rear of the property with a door leading to the rear garden. To the first floor there is a recently fitted shower room and two double bedrooms. This well presented home benefits from a wide range of characterful features, from wooden floors exposed beams and ledged wooden internal doors, gas radiator central heating and is being sold with no onward chain complications.





Ground Floor



First Floor

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Welcome to

Portway Place, White Road, East Hendred Wantage

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End of terrace cottage
- No onward chain

Tenure: Freehold EPC Rating: E

guide price

£230,000



Location

The village lies at the foot of the Berkshire Downs and in the historic Vale of the White Horse. East Hendred has excellent facilities including two churches (one Roman Catholic, the other Church of England), three public houses and a village shop with post office, as well as a community centre, a bus service, a sports club and a museum. There is first rate access to London via Didcot mainline station which has a frequent fast train service to Paddington (45 minutes). The area is well placed for the A34 which provides easy access for Oxford and the M40 to the north and Newbury and the M4 to the south. Junction 13 of the M4 is about fifteen minutes away by car. East Hendred itself has a preschool and two well-regarded primary schools.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DID106131 - 0006

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