

GREEN & CO

£325,000

42 Wasbrough Avenue

Wantage OX12 9BQ



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Description

Mature three bedroom semi-detached property situated in a popular residential area, conveniently located for the town centre and only a short walk from the Ofsted rated 'Outstanding' Stockham Primary School. It requires refurbishment but with masses of potential to create a wonderful family home including the opportunity to build a large side extension, subject to planning permission. Features include two receptions, a conservatory, three good-sized bedrooms, a large rear garden backing onto a wooded area, with useful brick built storage sheds, which in keeping with the time of build may contain asbestos within the roofs, the property still has it's original Crittall single glazed windows and lastly driveway parking to the front. Offered to the market with the added benefit of NO ONWARD CHAIN.

Location

One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School and Wantage Primary Academy completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk



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Tenure

Freehold.

Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

D.



Council Tax Band

D.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

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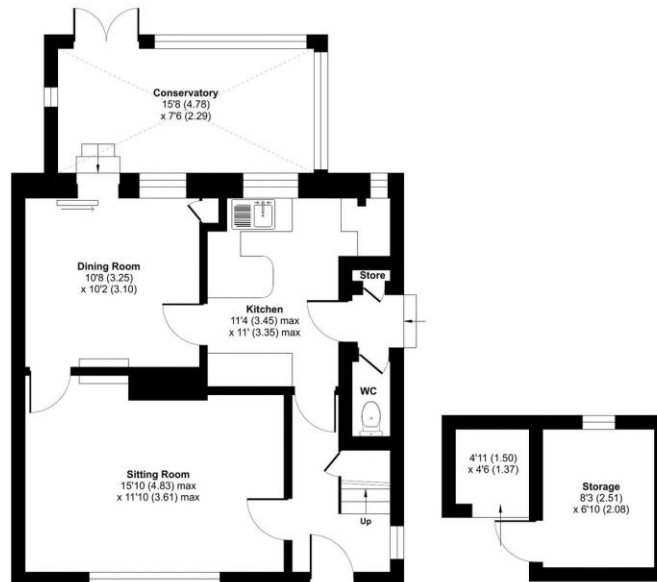
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Approximate Area = 1110 sq ft / 103.1 sq m
Outbuildings = 90 sq ft / 8.3 sq m
Total = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Green & Co. REF: 1133623



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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