

GREEN & CO

£450,000

16 Aldworth Avenue

Wantage Oxfordshire OX12 7EJ



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Description

Offered to the market with the benefit of no onward chain we are delighted to be marketing this superbly presented and thoughtfully extended four-bedroom semi-detached family home situated on the ever-popular Charlton Heights development and within walking distance of the highly regarded Charlton Primary School. Features include an entrance hall, spacious sitting/dining room with doors leading to the rear patio, fitted kitchen with space for a dining table and cloakroom with W.C. Upstairs offers four good-sized bedrooms and a family bathroom. Outside, the immaculate rear garden is a real feature & offers large patio areas providing wonderful entertaining space, a well-kempt lawn, pedestrian gate and access to the integral garage. To the front of the property is a block-paved driveway providing parking for two vehicles. Offered for sale 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



EER
C.

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.



what3words
[w3w.co/riddle.proposals.outboard](https://www.what3words.com/riddle/proposals/outboard).

Tenure
Freehold.

Utilities
All mains services connected.

Heating Type
Gas-fired central heating to radiators.

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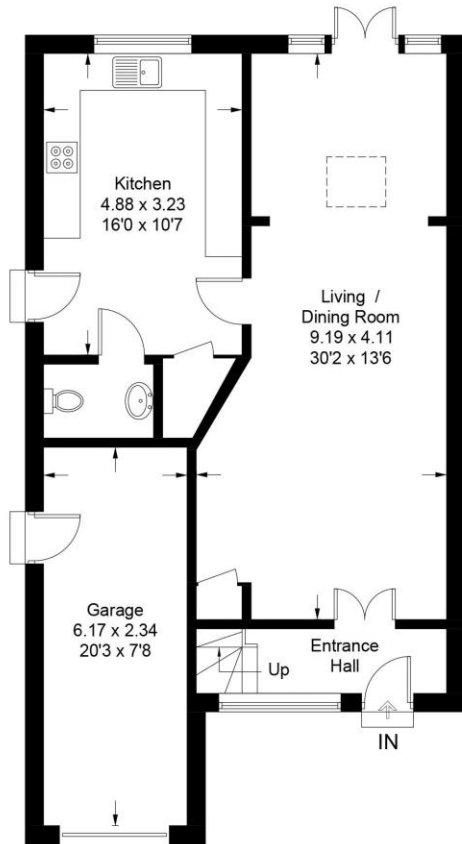




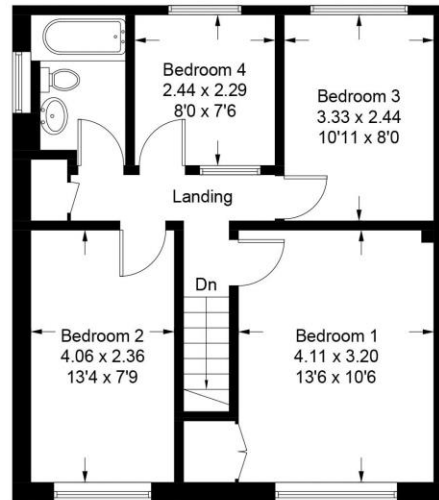
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Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft
(Including Garage)



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.