

GREEN & CO

£370,000

30 Coulings Close

East Hendred Wantage Oxfordshire OX12 8JH



Description

Beautifully presented three bedroom semi-detached family home situated in the highly sought after village of East Hendred. Features include a large sitting room with wood burning stove and doors to the patio, superb kitchen/breakfast room, downstairs shower room with WC, a light and airy utility room, three good sized bedrooms and a refitted family bathroom. Stepping outside there is a low maintenance fully enclosed rear garden with a covered seating area, modern garden shed and to the front ample driveway parking.

Location

These thriving village communities lie approx. 4 miles to the east of Wantage, providing access to the A34 and beyond, via the A417. With three superb public houses, The Eyston Arms, The Wheatsheaf, and recently re-opened The Extraordinary Hare, sports club, and traditional village store in East Hendred, rural life is further enhanced by pedestrian and cycle access to the surrounding open countryside, specifically the ancient path of the Ridgeway. There are excellent communication links and the villages boast two schools, churches, and much character. With easy access to Didcot Parkway and London Paddington only a further 40 mins by train, these picturesque villages are a haven for the commuter and fully deserve their status as arguably the most favoured in the area.

what3words

w3w.co/scrambles.infants.octagonal.



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



Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

C.

Council Tax Band

C.



Tenure

Freehold.

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.

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

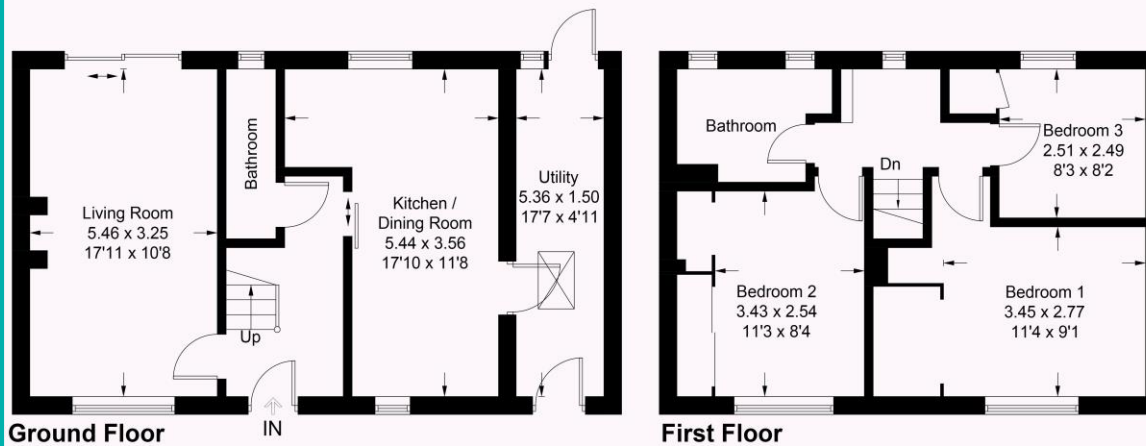




GREEN & CO

30 Coulings Close

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft



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.
floorplansUsketch.com © (ID1102955)



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

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

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.