

GREEN &  
CO

£400,000

1 Trinder Road

Wantage Oxfordshire OX12 8EE





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## Description

Well presented Edwardian three bedroom semi-detached family home situated in a popular residential area and only a short walk from the Market Place. Features include sitting room with bay window and lovely feature fireplace, a superb open plan kitchen/dining room, master bedroom with refitted ensuite shower room, two further good sized bedrooms and family bathroom. Outside offers an established rear garden with off road parking for one car to the front. The property further benefits from 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. 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.

## what3words

w3w.co/meatball.mega.photos.



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### Utilities

All mains services connected.

### Heating Type

Gas fired central heating to radiators.

### EER

D.

### Council Tax Band

D.

### 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.

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## 1 Trinder Road, Wantage, OX12 8EE

Approximate Area = 1044 sq ft / 97 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Green & Co. REF: 1181878



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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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