

GREEN &
CO

£475,000

29 Elizabeth Drive

Wantage Oxfordshire OX12 9YA



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Description

An extended four-bedroom detached family home located in a quiet cul-de-sac in a favourable residential area, conveniently positioned for schools and other local amenities. Offering flexible accommodation including sitting room, dining room, large utility room, fitted kitchen with quartz worktop, downstairs shower room, a delightful well stocked rear garden, garage/workshop with power and light, and driveway parking. Offered for sale with the added benefit of valid planning permission for a two storey extension, Planning Reference P24/V1178/HH. Other features include a recently fitted boiler and double glazing throughout.

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/products.buggy.encoded.



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Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

D.

Council Tax Band

E.

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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Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft

Reduced Headroom = 1.9 sq m / 20 sq ft

Garage / Workshop = 11.9 sq m / 128 sq ft

Total = 150.2 sq m / 1617 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.
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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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