

GREEN & CO





## Description

CASH BUYERS ONLY. Mature two-bedroom semi-detached bungalow set along a popular residential road close to local amenities including Charlton Heights shops, Holy Trinity Church, Wantage & Grove Cricket Club and Wantage Silver Band Hall. Just a short walk from the historic Market Place and Waitrose the property also features corner plot gardens with ample potential parking, wider than average detached single garage, living room, kitchen and level access wet room, which along with the gas fired central heating boiler has been recently updated. All external windows and doors on the property are uPVC double glazed which leaves some updating of the kitchen, decor and flooring for the new owner to carry out. NO ONWARD CHIAN. CASH BUYERS ONLY!

## 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.

### **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/chart.menswear.assume.](https://www.what3words.com/chart/menswear.assume)

### **Tenure**

Freehold.

### **Utilities**

All mains services connected.

### **Heating Type**

Gas fired central heating to radiators.

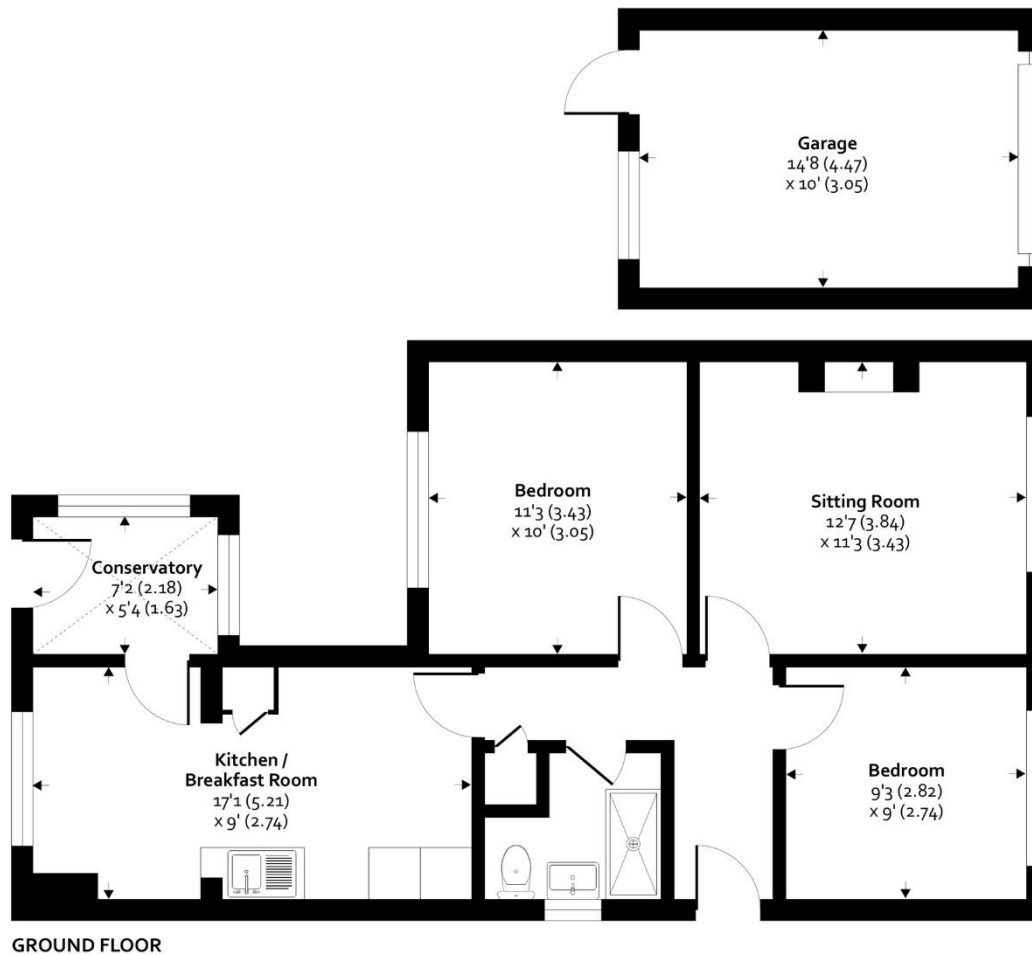




GREEN &  
CO

## 1 Palmers, Wantage, OX12 7HA

Approximate Area = 662 sq ft / 61.5 sq m  
Garage = 147 sq ft / 13.7 sq m  
Total = 809 sq ft / 75.2 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). © rchecom 2024. Produced for Green & Co. REF: 1190485



EER

D.

Council Tax Band

C.

Other Material Information

The window and rear door in the garage are single glazed with timber frames.

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](http://www.greenand.co.uk/primary-policy-and-notice).