

GREEN &
CO

£310,000



32 Humber Close

Wantage Oxfordshire OX12 7DT



GREEN & CO

Description

Well presented four bedroom three storey townhouse situated only a short walk from the Market Place with comprehensive amenities including Waitrose, independent cafés, restaurants and pubs. Features include a sitting room and refitted kitchen/breakfast room to the first floor and three bedrooms and family bathroom on the top floor. The ground floor has a bedroom and shower room along with internal access to the garage. Outside offers a fully enclosed rear garden combining both a patio and lawn area, integral garage and driveway parking for two cars.

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



what3words

w3w.co/mistaking.prom.crunches.

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.



Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

C.

Council Tax Band

C.

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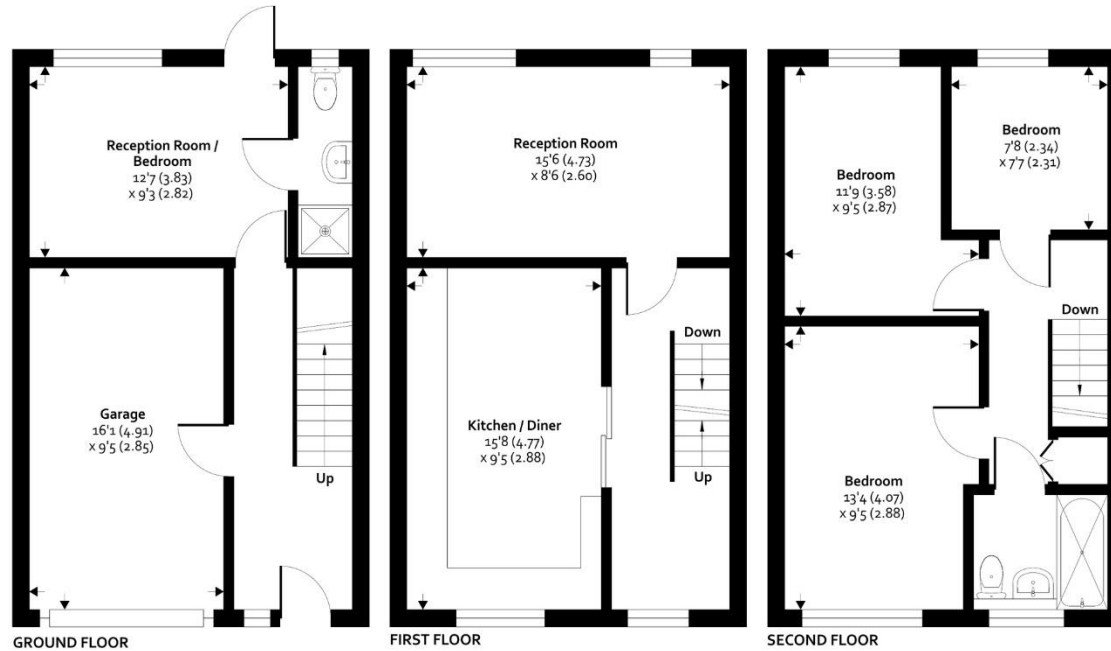
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Approximate Area = 1035 sq ft / 96.1 sq m

Garage = 151 sq ft / 14 sq m

Total = 1186 sq ft / 110.1 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). © nichecom 2024. Produced for Green & Co. REF: 1196031



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

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DATA PROTECTION ACT 2018

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