



DOUGLAS & SIMMONS



13, Roman Way,
Wantage, Oxfordshire

13 Roman Way, Wantage, Oxfordshire, OX12 9YF

Guide Price £485,000 Freehold

An attractive and spacious, four bedroom link detached house, situated in this sought after and established development, offered sale in excellent order and with the added benefit of no ongoing chain.

- Garage and parking for 2 vehicles side by side
- No through road location
- Attractively designed link detached house
- No onward chain
- Master bedroom with en suite
- Built in wardrobes to 3 bedrooms
- Enclosed private garden
- Gas central heating
- Living room and separate dining room
- Kitchen/breakfast room with utility area, plus cloakroom to hall



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

An attractive and spacious, four bedroom link detached house, situated in this sought after and established development, offered sale in excellent order and with the added benefit of no ongoing chain.

The accommodation comprises a spacious entrance hall with stairs rising to the first floor incorporating a downstairs cloakroom, a generous sitting room with a bay window to the front aspect opening through to a dining room, which has doors leading onto the rear garden.

The ground floor is completed with a comprehensively fitted kitchen/breakfast room with a utility area and breakfast island, benefitting also from a door to the integral garage.

To the first floor there is a master bedroom overlooking the rear aspect which benefits from built in wardrobes and an en suite bathroom, there are two further good sized bedrooms both with built in wardrobes, as well as a fourth bedroom with a storage cupboard, and a modern family bathroom.

Situated at the end of a no-through road the property has driveway parking side by side for two vehicles and also an area of front garden, which could also be incorporated to further parking, subject to the usual permissions. At the rear is a private and enclosed garden, mainly laid to lawn incorporating an area of paved patio with useful pedestrian side access.

SERVICES

All services connected.
Gas fired central heating.
EER-C.

FLOOR AREA

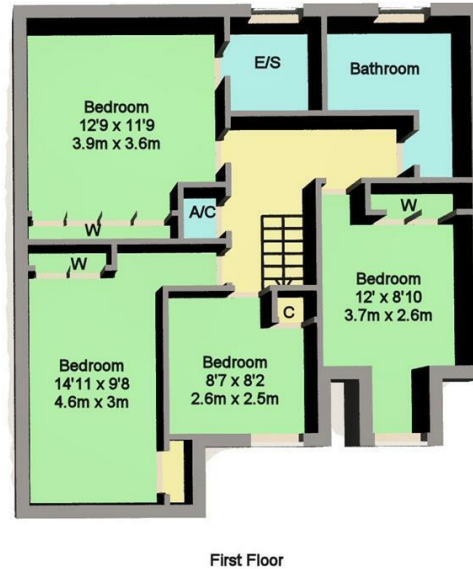
1435.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND E



13 Roman Way Wantage

1435 sq ft (133sq m) approx gross internal



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTIONS TO OX12 9YF
 what3words: ///stumos.pass.storybook

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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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