



DOUGLAS & SIMMONS



35, Stirlings Road,
Wantage, Oxfordshire

35 Stirlings Road, Wantage, Oxfordshire, OX12 7BB

Guide Price £190,000 Freehold

A two bedroom house situated in a quiet cul-de-sac within walking distance to Wantage town centre and a stone's throw from Waitrose and other local amenities.

- No onward chain
- Previously let via us - investors please ask us for details
- Vacant possession
- Parking space and small area of outside space
- Walking distance to the town's amenities
- Living room with feature fireplace
- Two bedrooms
- Bathroom
- Recent decoration
- Modern kitchen with appliances



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

A grade 2 listed two bedroom house situated in a quiet cul-de-sac within walking distance to Wantage town centre and a stone's throw from Waitrose and other local amenities.

The accommodation comprises of an entrance hall, cosy living room with feature fireplace, modern fitted kitchen with fitted oven and hob, master bedroom with built in wardrobe, second bedroom and a bathroom.

The property also benefits from off street parking for one vehicle and a gated front entrance with small garden area.

Previously an investment property and rented through our firm, investors please ask us for details.

There is a current 5 year hard wire certificate (EICR) for the property also.

Energy efficiency rating D.

SERVICES

All mains services connected.
Gas fired central heating.

Agents note: Some pictures used in the marketing are from the agents library.
The next door property has a flying freehold on the oldest part of the property.

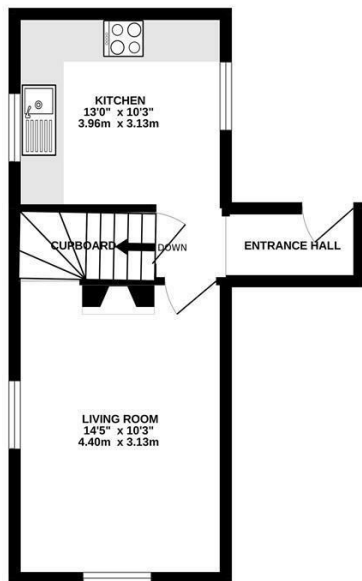
FLOOR AREA

557.00 sq ft

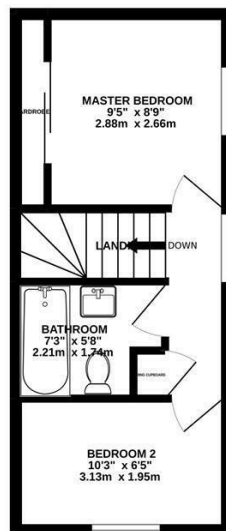
Vale of White Horse District Council
COUNCIL TAX BAND C



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



STIRLINGS ROAD, WANTAGE

TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency on the given date.
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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		

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		

DIRECTIONS TO OX12 7BB

SatNav to OX12 7BB

what3words:

///supper.rationing.surgical

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/rd 09.2023**

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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From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

