



DOUGLAS & SIMMONS

23, Upthorpe Drive,
Wantage, Oxfordshire

23 Upthorpe Drive, Wantage, Oxfordshire, OX12 7DF

Guide Price £300,000 Freehold

This mature 3 bed semi detached house is offered for sale with no onward chain.

- No onward chain • 3 Bedrooms • 1 Family Bathroom • Brand new fitted kitchen • Redecoration to the ground floor • Scope for improvement • Utility Room • Well Placed for Amenities



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.40mins).

DESCRIPTION

This mature 3 bed semi detached house is offered for sale with no onward chain. Having recently benefited from an insurance claim following a water leak the substantial claim facilitated the installation of a new kitchen and major redecoration to the ground floor. Beyond the insurance claim the property is in need of some updating and improvements, with 3 bedrooms and a bathroom, as well as a sitting room and separate dining room and an unfurnished utility to the ground floor. Added attractions include an outlook to the front over a small green with a good sized rear garden of 61' x 28'. There is also a garage in a nearby block.

EER - C

SERVICES

Gas central heating

All mains services connected

FLOOR AREA

1070.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND



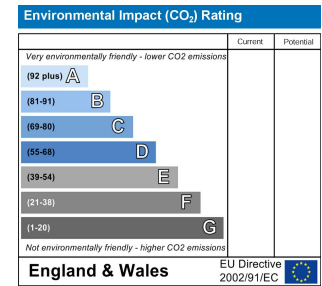
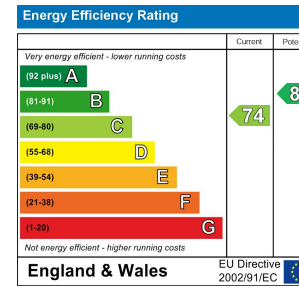
Upthorpe Drive, Wantage, OX12 7DF

Approximate Area = 997 sq ft / 92.6 sq m

Outbuilding = 73 sq ft / 6.7 sq m

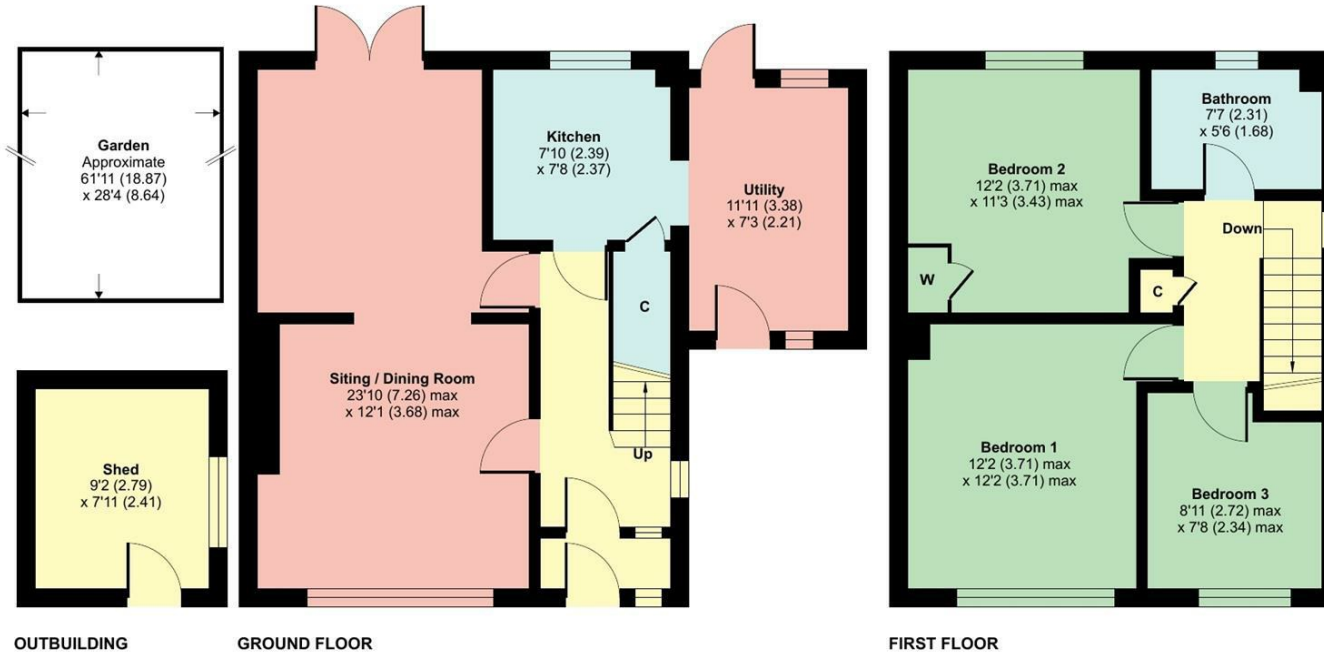
Total = 1070 sq ft / 99.3 sq m

For identification only - Not to scale



DIRECTIONS TO OX12 7DF

what3words: ///reminds.releasing.excusing As indicated by our D&S 'For Sale' board.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1202307

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- All measurements are approximate.

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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