



DOUGLAS & SIMMONS



49, Naldertown,
Wantage, Oxfordshire

49 Naldertown, Wantage, Oxfordshire, OX12 9EA

Guide Price £285,000 Freehold

This well-appointed two bedroom terraced property including a modern kitchen and bathroom, situated in this convenient close for Wantage town centre.

• Good sized rear garden • 2 double first floor bedrooms • 2 off road parking spaces • Downstairs WC • Kitchen/Dining room • Family Bathroom • Gas central heating • Sitting room with open fireplace



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 well-appointed two bedroom terraced property including a modern kitchen and bathroom, situated in this convenient close for Wantage town centre.

In good decorative order throughout the accommodation comprises sitting room with open fireplace, a good sized kitchen/dining room as well as 2 good sized first floor bedrooms and a modern family bathroom

The property further benefits from replacement double glazing and gas fired central heating, as well as good sized gardens with a 42' x 17' rear garden, and a 30' x 17' front and parking for two vehicles.

SERVICES

All main services connected.
Gas fired central heating to radiators.

FLOOR AREA

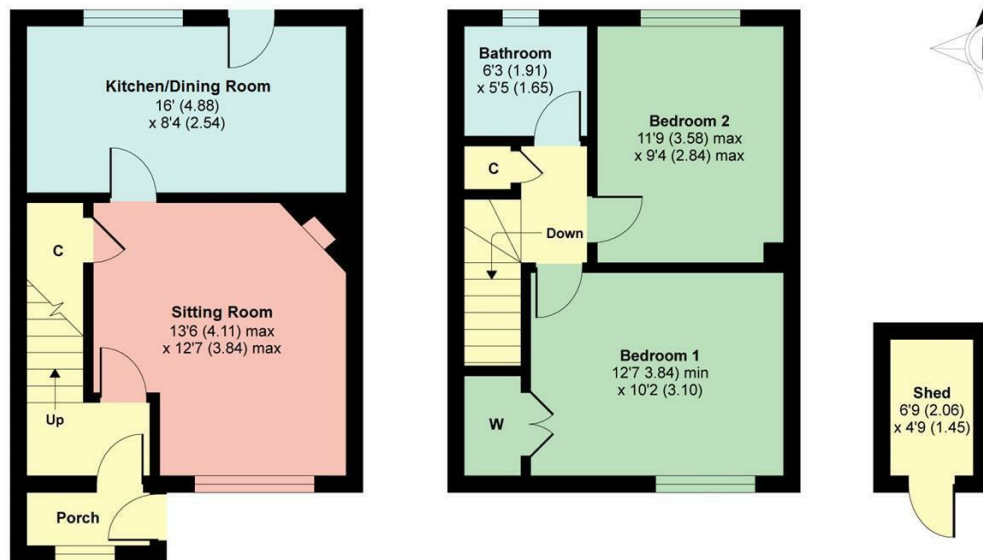
741.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C



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APPROX. GROSS INTERNAL FLOOR AREA 741 SQ FT 68.8 SQ METRES
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 28 SQ FT 2.6 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 769 SQ FT 71.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 9EA

what3words:///zoom.acquaint.forgiven As indicated by our D&S 'For Sale' board.

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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