



DOUGLAS & SIMMONS

2, Trinder Road,
Wantage, Oxfordshire

2 Trinder Road, Wantage, Oxfordshire, OX12 8EE

Guide Price £415,000 Freehold

This substantially improved early 1900's semi detached house is situated in a very quiet and convenient sought after part of town, having been the subject of many improvements over the years whilst retaining a wealth of character.

- Large private rear garden • Off-street parking for 1 car • 3 Bedrooms • Feature fireplaces • Family bathroom • Downstairs WC • Wealth of character • Close to Wantage • Close to shops and 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

BEST AND FINALS FRIDAY 25TH APRIL 2025

This substantially improved early 1900's semi detached house is situated in a very quiet and convenient sought after part of town, having been the subject of many improvements over the years whilst retaining a wealth of character. Major features of note include feature fireplaces to a number of the ground and first floor rooms as well as stripped doors and natural floorings and a modern and a family bathroom. To the first floor there are three good sized bedrooms and a refitted family bathroom, to the ground floor there is a separate sitting room and dining room both with open fireplaces, one with a wood burning stove, a good sized and refitted kitchen and a downstairs WC. Added factors include off street parking to the front for one vehicle with further parking available on the street nearby, the house also benefits from an enclosed and attractively landscaped c.80' rear garden.

EER-D

SERVICES

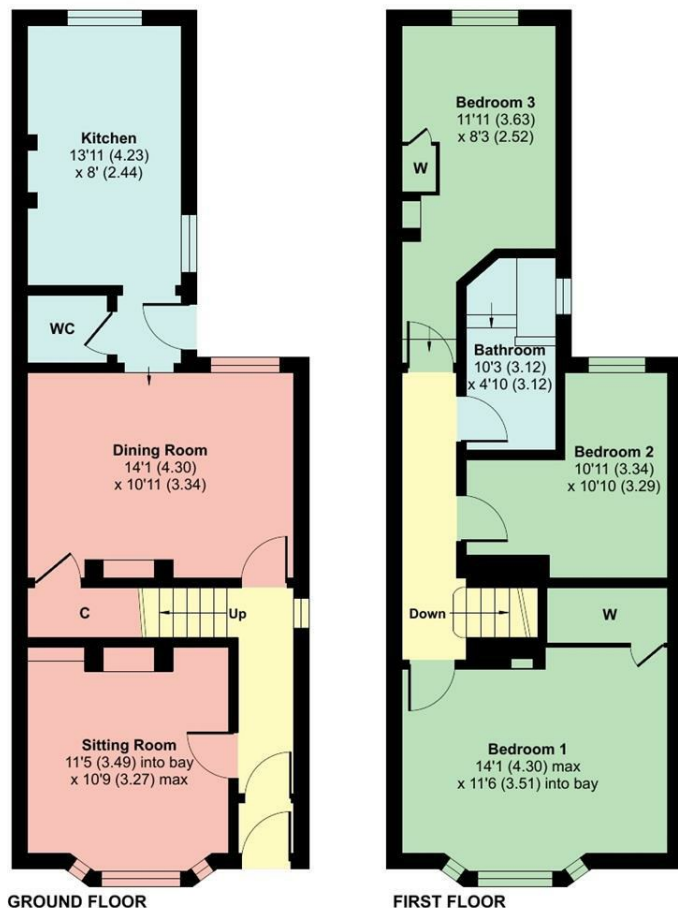
Gas central heating
All mains connected

FLOOR AREA

1042.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D

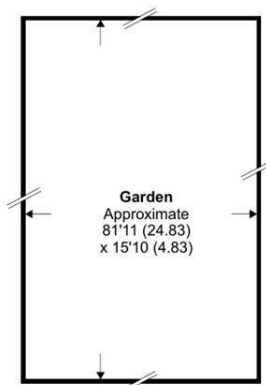




Trinder Road, Wantage, OX12

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



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 8EE

what3words:///surfacing.travel.commander As indicated by our D&S 'For Sale' board

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

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1. 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.
2. 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.
3. 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.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. 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



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



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