



DOUGLAS & SIMMONS



3, Harcourt Road,
Wantage, Oxfordshire

3 Harcourt Road, Wantage, Oxfordshire, OX12 7DQ

Guide Price £285,000 Freehold

This substantially improved three bedroom semi-detached property built of a non-traditional BISF construction is situated at the end of a quiet close.

- Renovated three bedroom home • Open plan kitchen/family room • Living Room • Ground floor WC • Two double bedrooms • Family bathroom • Utility room • Private rear garden**



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 substantially improved three bedroom semi-detached property built of a non-traditional BISF construction is situated at the end of a quiet close. Major improvements include a new roof, new internal insulation to walls and the loft, a new boiler, central heating system and radiators, new kitchen, new bathroom and new electrics.

The property has been re-plastered and redecorated and also benefits from new flooring. Most work was done around 2022.

Situated at the end of a small cul-de-sac, originally a footpath which has been widened and adapted to allow vehicles to access. The property affords a good sized garden C. 43' x 40' with additional land to the side as well providing potential to extend if so required and subject to the usual consents.

This property will be offered for sale with the benefit of no ongoing chain.

EER-C

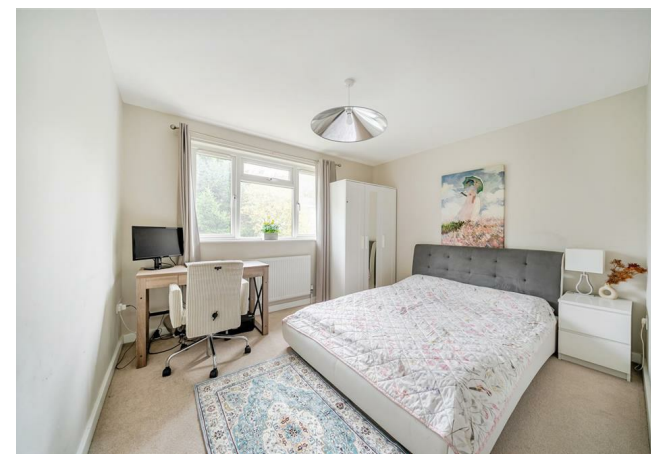
- Other materials:
- Ofcom checker indicates good mobile availability indoor and outdoor for EE, Three and Vodafone, with good outdoor and variable in home for O2
 - Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property
 - Government portal has this area marked as low flood risk.
 - We are unaware of any planning permissions that would negatively affect the property

FLOOR AREA

987.00 sq ft

Vale of White Horse District Council

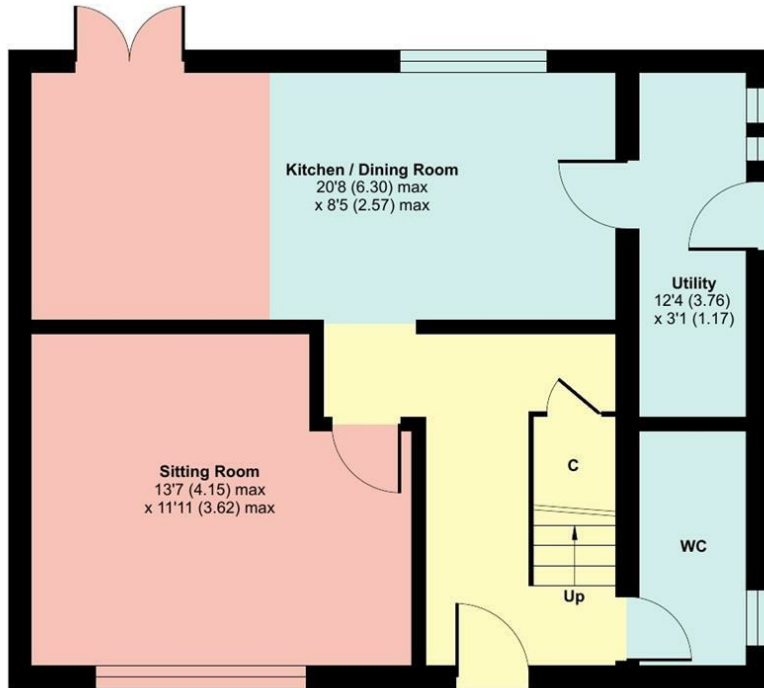
COUNCIL TAX BAND B



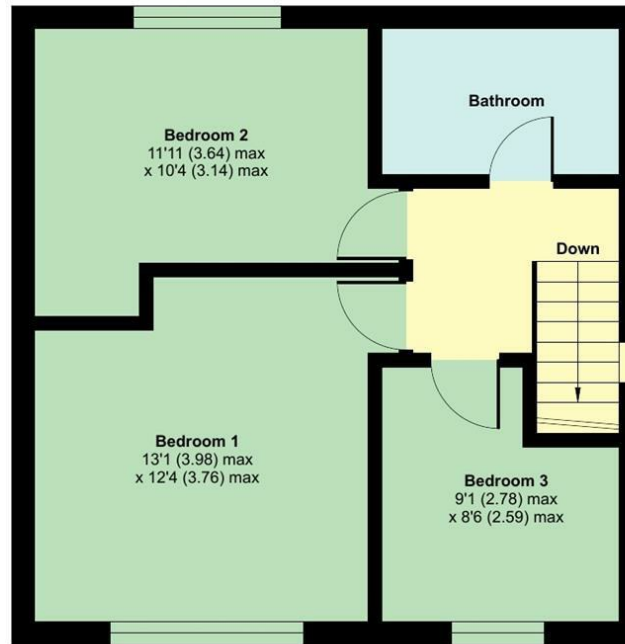
Harcourt Road, Wantage, OX12

Approximate Area = 987 sq ft / 91.6 sq m

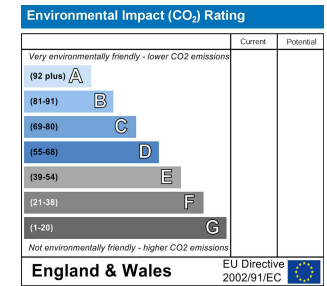
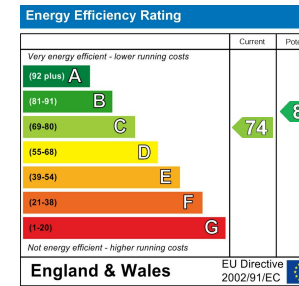
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DIRECTIONS TO OX12 7DQ

what3words:///unscathed.deep.changes 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

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

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



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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.

