



DOUGLAS & SIMMONS

52, Badgers Drive,
Wantage, Oxfordshire

52 Badgers Drive, Wantage, Oxfordshire, OX12 9WJ

Guide Price £375,000 Freehold

This attractive Georgian style semi-detached house built c. 8 years ago by Matthew Homes is one the edge of the development with an attractive outlook over a copse and adjacent garage and drive.

- 3 good sized bedrooms • Master with an ensuite • Downstairs WC • Spacious lounge • Kitchen Diner • Adjacent Garage and drive • Off-road parking • Outlook over a copse • 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 attractive Georgian style semi-detached house built c. 8 years ago by Matthew Homes is one the edge of the development with an attractive outlook over a copse and adjacent garage and drive. To the 1st floor there are 3 good sized bedrooms, one with an ensuite and a seperate family bathroom.

To the ground floor there is a spacious entrance hall, a downstairs WC, a good sized sitting room as well as a spacious and well appointed kitchen diner. Outside there is a large single garage adjacent to the property with parking to the front for 2 vehicles. One of the attractive features is the private rear garden.

EER-B

Estate Rent Charge c. £288 per annum

SERVICES

Gas central heating

All mains services connected

Other material information:

- Ofcom check indicates good mobile availability for all major mobile networks outdoors, with Vodafone variable indoors
- Ofcom checker indicates Standard and Ultrafast broadband is available
- Via government portal indication is this area is very low flood risk
- We are unaware of any planning permissions that would negatively affect the property

FLOOR AREA

1191.00 sq ft

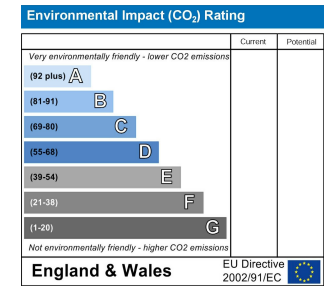
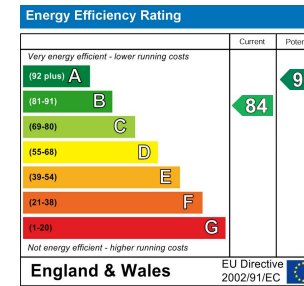
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COUNCIL TAX BAND D



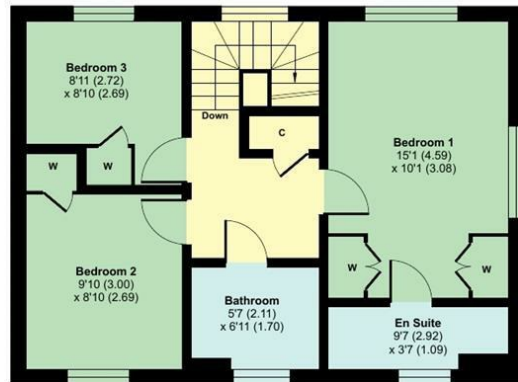
Badgers Drive, Wantage, OX12

Approximate Area = 996 sq ft / 92.5 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1191 sq ft / 110.6 sq m
For identification only - Not to scale

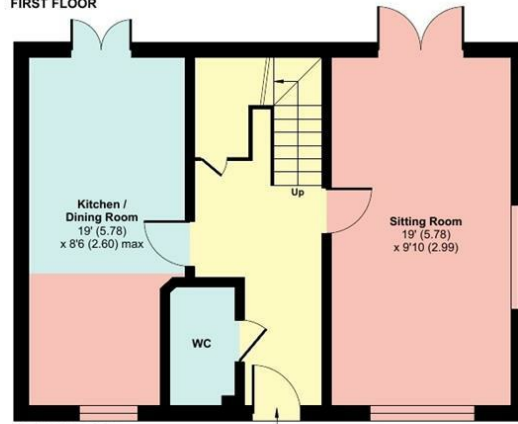


DIRECTIONS TO OX12 9WJ

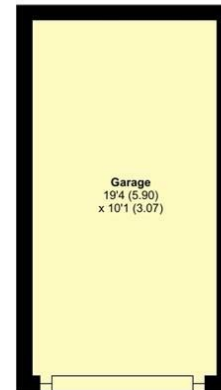
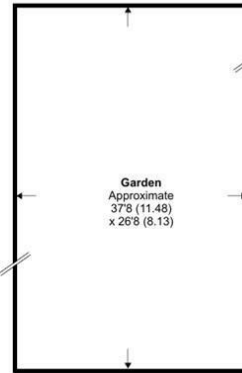
what3words:///firms.engrossed.robot As indicated by our D&S 'For Sale' sign.



FIRST FLOOR



GROUND FLOOR



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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