15 Albert Beckhelling Drive, Wantage

£345,000

Waymark

15 Albert Beckhelling Drive

Wantage

A beautifully presented, 2020 built semi-detached home offering modern accommodation in a convenient setting close to the town centre.
The ground floor is particularly well suited to modern living, with a generous reception room positioned off the entrance hall and a convenient cloakroom. To the rear, the impressive full-width kitchen/dining room forms the heart of the home, offering plenty of space for dining, entertaining and day-to-day family life. A rear door provides access to the neatly maintained garden.

The first floor offers two double bedrooms alongside a useful third bedroom, which would make an ideal nursery, child's bedroom or dedicated home-working space. A bright and attractive family bathroom completes the accommodation.

Externally, there are two allocated parking spaces directly to the front of the property, while the rear garden provides a pleasant outdoor space to enjoy. With the town centre, everyday amenities and schooling all within easy walking distance, this is a modern home that combines convenience, practicality and comfortable living.

The owner currently owns a 45% share of the property. The remainder of the share will be stair cased through the legal process and the freehold will be transferred once the purchase has completed.

Material information: The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-home for Three & EE. Good outdoor for Vodafone & O2 according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - Ultrafast available. There is an estate charge payable of £41 per calendar month.

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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

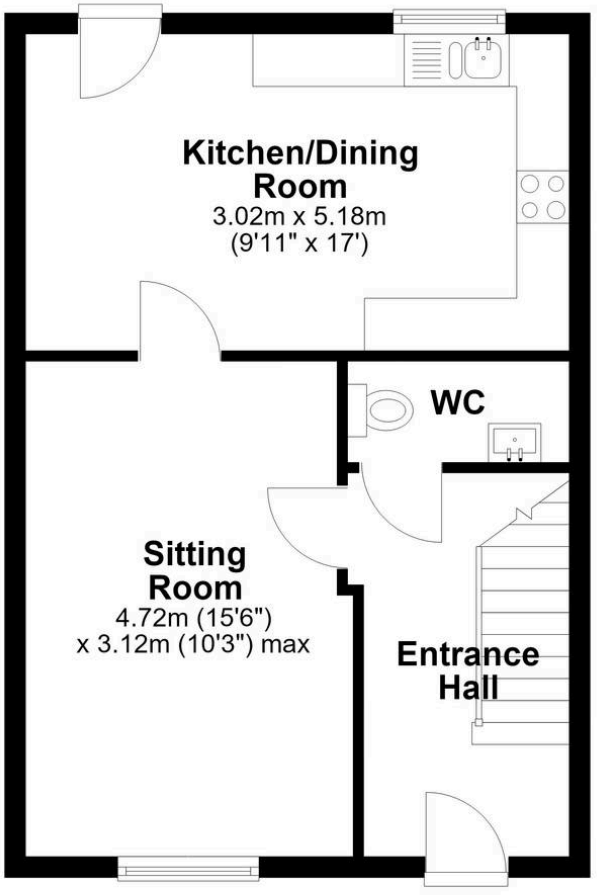
EPC Environmental Impact Rating: B

- Attractive Semi-Detached Property
- Three Bedrooms
- Impressive Full-Width Kitchen/Diner
- Excellent Access To Wantage Market Place
- Two Private Parking Spaces
- Well-Maintained Rear Garden

ALBERT BECKHELLING
DRIVE
SEDGE SMITH WAY

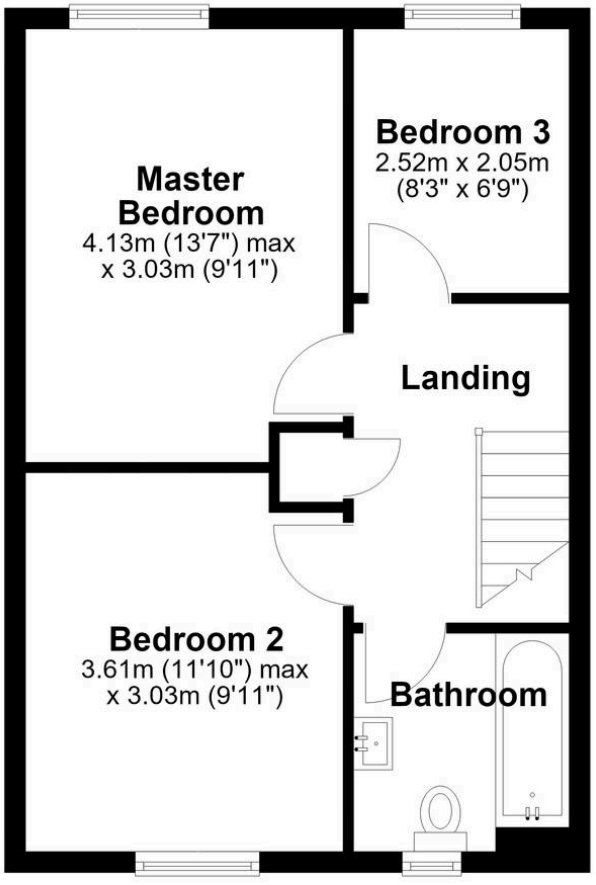
Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 81.2 sq. metres (874.0 sq. feet)

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Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

http://www.waymarkproperty.co.uk

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