



62 Barwell, Wantage

Guide Price **£285,000**

Waymark

62 Barwell

Wantage

An older style three bedroom semi-detached house situated within an established residential area, within walking distance of the town centre of Wantage and its Market Place. The property comprises on the ground floor; a sitting room to the front of the property and a dining room to the rear. A kitchen opens out to a useful utility area which has a door out to the rear garden. Stairs from the hall lead to the first floor where there are two generous sized double bedrooms and a smaller third bedroom. A family bathroom completes the first floor.

Outside to the front of the property is space to park 2 cars. To the side of the property are double gates which lead through to the garden which is of a generous size, extending to in excess of 100ft. There is a useful store attached to the rear of the house.

Material Information - The Property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired system. Chances of flooding are very low according to gov.uk. Conservation area - no. Mobile signal - good. Broadband - Ultrafast available with gigaclear according to Of.com.

Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.





62 Barwell

Wantage

Wantage is ideally situated in the Vale of the White Horse for all main travel links, with the A338 providing easy access to the A34, M40 and M4 motorways, plus with 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 a range of 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

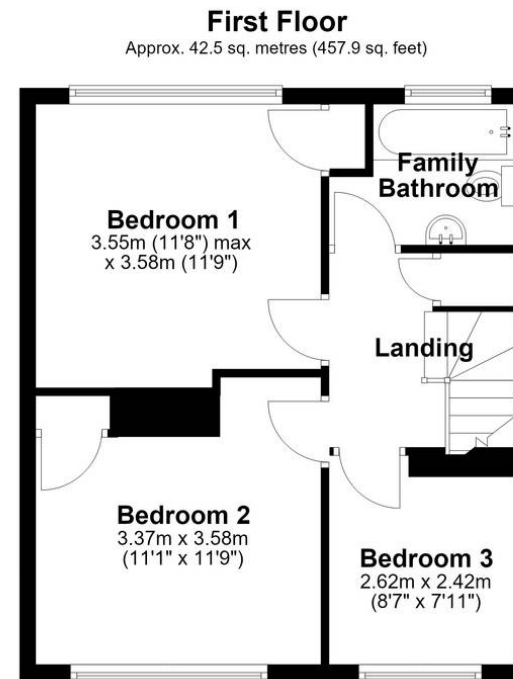
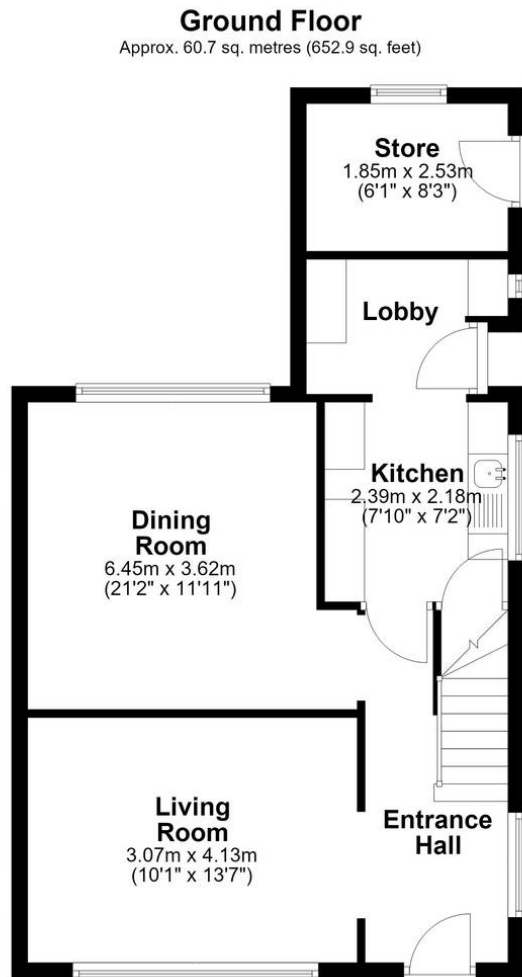
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onward chain
- Large rear garden
- Requiring some modernisation
- Off-street parking
- Established residential area
- Scope to extended (subject to planning)







Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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