



7 Armitage Drive, Wantage
£300,000

Waymark

7 Armitage Drive

Wantage

A sizeable two bedroom end-terrace house located in a sought after road on the edge of the Kingsgrove development. This modern house two large and equally sized double bedrooms. Upon entering, you are welcomed by an entrance lobby with a door to the large downstairs cloakroom/wc. To your left is the 16ft sitting room with an understair cupboard and stairs leading off to the first floor. The kitchen/dining room runs the full width of the rear of the house with double french doors and a further window overlooking the rear garden, it has gloss wall and base cabinets and integrated oven/hob. On the first floor there are two double bedrooms, the main bedroom has a built in wardrobe. The bathroom has a white suite with shower over.

Externally, there is a small front garden, two off road carparking spaces to the front and a shared side entrance leading to the rear garden. To the rear is a patio, lawn and a wooden garden shed, the garden is enclosed by wood panel fencing.

Material Information - The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler which is annually serviced and there is uPVC double glazing throughout. We understand that there is an estate charge of £290.



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Wantage

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

- Two Larger Than Average Double Bedrooms
- 16ft Sitting Room
- Kitchen/Dining Room With French Doors
- Chain Free Sale
- Sought After Road On Kingsgrove
- Two Carparking Spaces to The Front

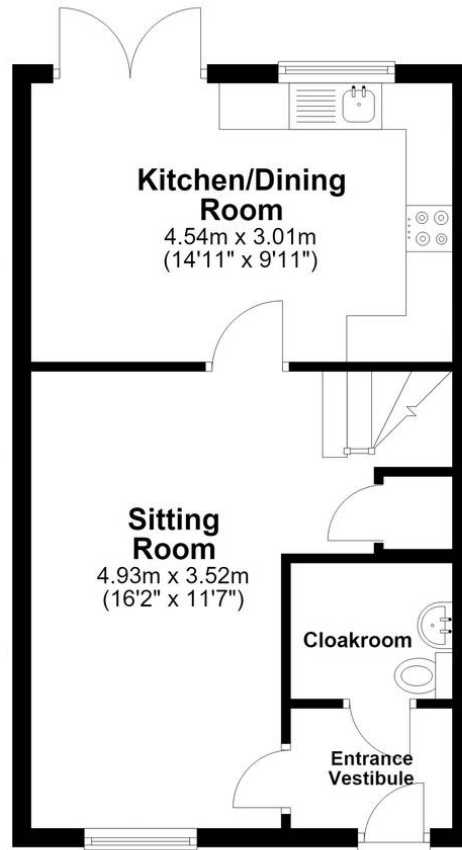






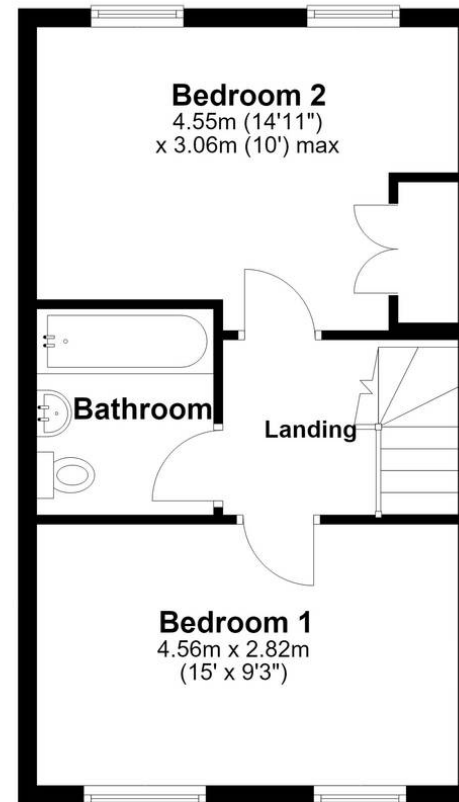
Ground Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.1 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.

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