



## 8 Newbury Road, East Hendred, Wantage, OX12 8LG

£1,350 PCM - 30th January 2026

- Two bedroom mid-terraced character cottage
- Located in a sought after village
- Available on a furnished/unfurnished
- Sitting room with electric fire
- Two bedrooms
- Electric heating
- On street parking to the front
- Ultrafast broadband
- EPC E

# 8 Newbury Road, Wantage OX12 8LG

Two bedroom mid-terraced character cottage, available in this sought after village with easy access to the Ridgeway, Harwell, Wantage and Milton Park. The cottage is available on a furnished/unfurnished basis and has been re-furbished throughout. Sitting room with electric fire, kitchen, downstairs cloakroom, 2 bedrooms, large landing area which could be used as an office. Bathroom with shower over bath. Electric heating, on street parking to the front. EPC E. Council Tax band D.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: D





**Total Approx. Floor Area 851 Sq.Ft. (79.10 Sq.M.)**

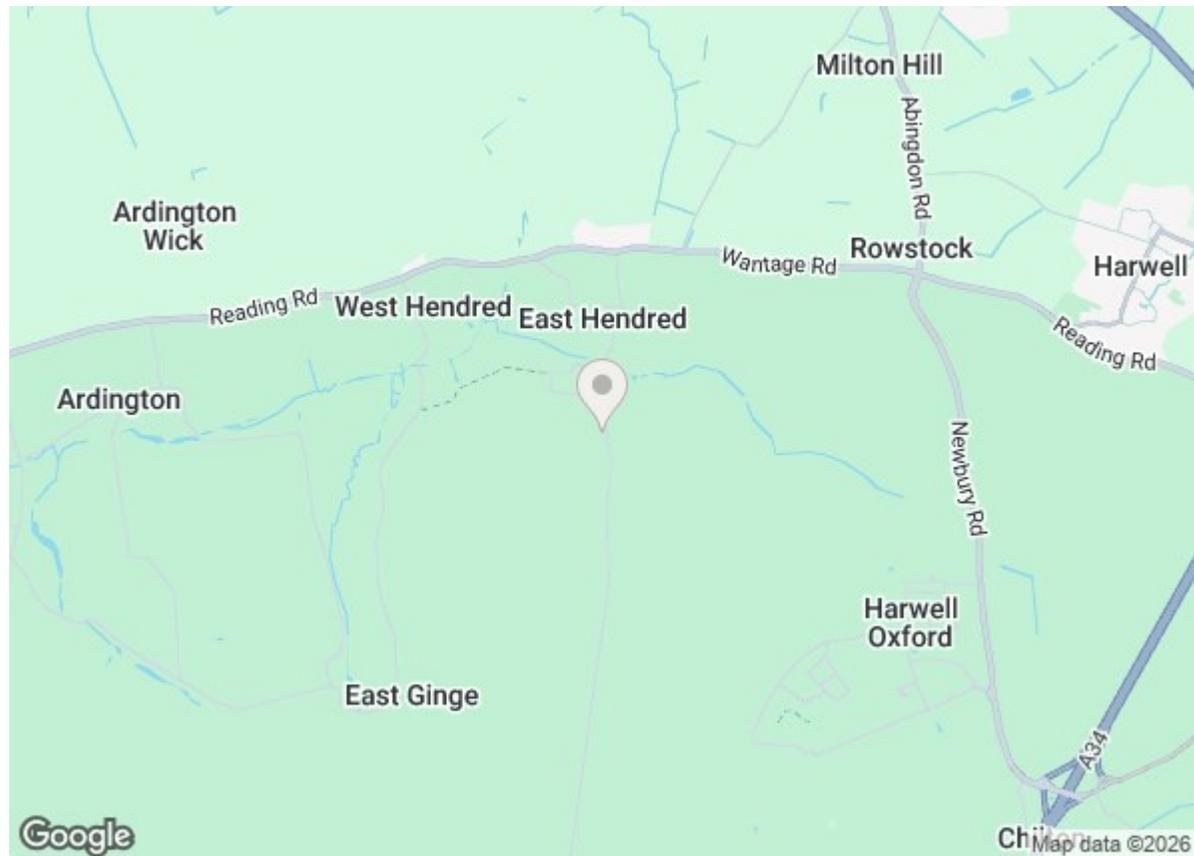
All items illustrated on this plan are included in the "Total Approx Floor Area"





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

### Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

### Council Tax Band

D