



26 Orchard Way, Wantage
£270,000

Waymark

26 Orchard Way

Wantage

In need of some modernisation, this older-style property presents an exciting opportunity for buyers looking to create a home to their own taste and specification.

The accommodation begins with a spacious sitting/dining room to the front of the property, featuring exposed wooden floorboards and stairs rising to the first floor. To the rear is the kitchen, which enjoys views over the garden. A bathroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, each featuring attractive exposed floorboards. The principal bedroom is positioned to the front of the property and benefits from a front-facing window.

Outside, the property enjoys a fenced front garden, with on-street parking available. To the rear is a very generously sized garden, offering excellent potential for landscaping and creating an attractive outdoor space.

The property is offered to the market with **no onward chain**, making it an attractive proposition for buyers seeking a project with plenty of scope to modernise, improve and add their own stamp.

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





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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: C

EPC Environmental Impact Rating: D

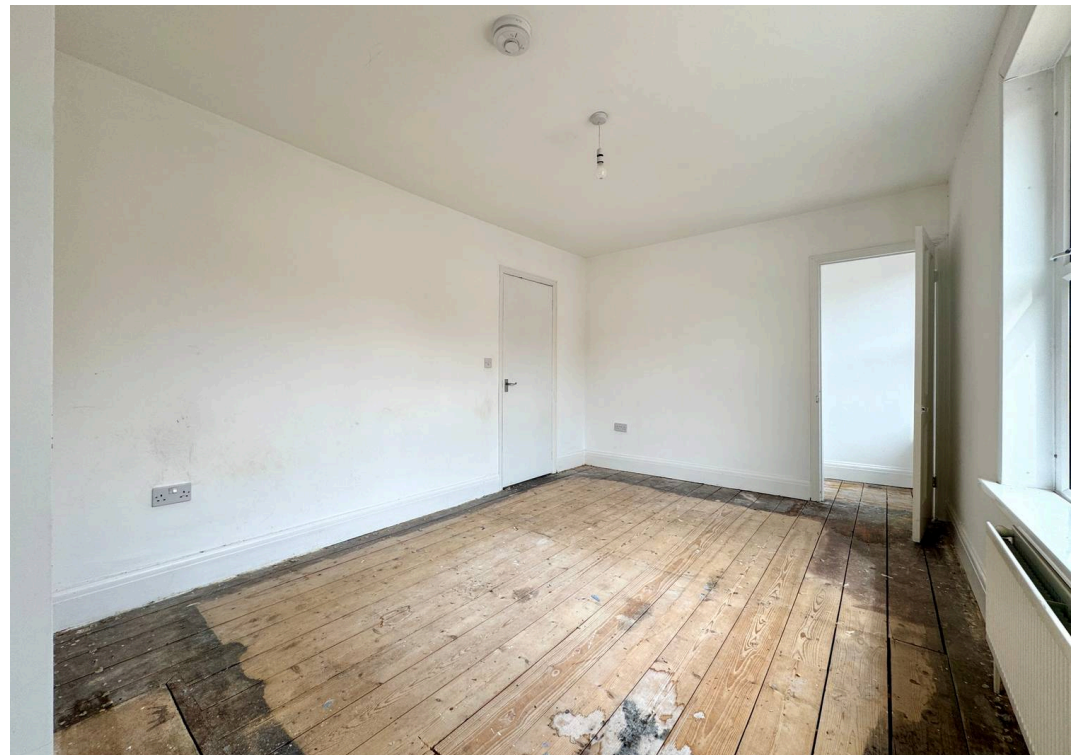


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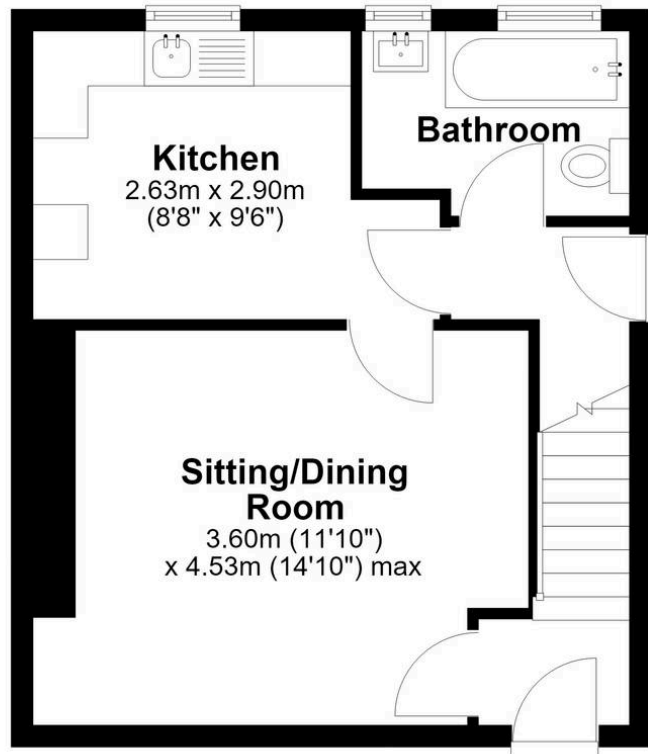
Material Information - The property is freehold, and we believe to be connected to mains gas, electricity and drainage. The property is heating via a gas fired system, along with uPVC double glazing throughout. Conservation Area - No. Flood risk - Very low according to gov.uk. Mobile Signal - Good outdoor and in-home for EE and Three, good outdoor for O2, and good outdoor, variable in-home for Vodafone, according to Ofcom. Please check as mobile networks may vary. Broadband - Ultrafast

- No Onward Chain
- Three Bedrooms
- Potential For Modernisation
- Large Rear Garden
- Scope to Extend Subject to Planning and Building Regs
- Walking Distance of Wantage Market Place



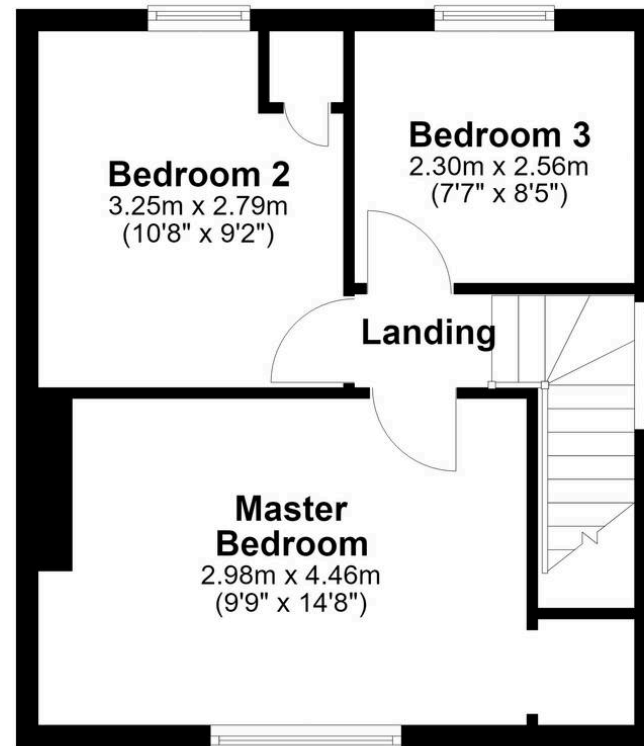
Ground Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 69.0 sq. metres (742.6 sq. feet)

Waymark Wantage

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.