



37 Segsbury Road, Wantage

Guide Price **£325,000**

Waymark

37 Segsbury Road

Wantage

NO ONWARD CHAIN! An impressive and generously proportioned three-bedroom terraced property, occupying a delightful cul-de-sac position and enjoying a particularly attractive westerly-facing rear aspect, with far-reaching views stretching across open fields.

Offering an abundance of space both internally and externally, this appealing home provides an excellent opportunity for a new owner to add their own style and personality. Whilst the property does require some cosmetic attention and would benefit from modernisation in places, the generous accommodation, excellent outside space and wonderful outlook combine to create a home with considerable potential and a lovely sense of space.

Upon entering, the welcoming entrance hall provides access to the kitchen, which offers a good range of fitted cabinetry and generous worktop space. From the entrance hall, you are drawn through into the spacious living/dining room, creating a natural heart of the home and providing an ideal setting for both relaxed family living and entertaining. A particular highlight of the ground floor is the impressive rear conservatory. Bathed in natural light, this generous additional reception space provides a wonderful place in which to sit back, relax and enjoy the peaceful surroundings, whilst fully appreciating the property's enviable westerly aspect and far-reaching views across the open fields and countryside beyond. Glazed elevations make the most of this beautiful outlook, while direct access into the rear garden creates a seamless connection between the indoor and outdoor spaces and further enhances the sense of light and space.



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To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a further third bedroom, together with the family bathroom. Both the master bedroom and second bedroom benefit from useful built-in wardrobes, providing excellent additional storage and further enhancing the practicality of the accommodation.

Outside, the property benefits from a double width driveway providing off road parking, an integral garage and a particularly pleasant rear garden. The garden offers a good degree of external space and, together with the westerly orientation, provides an attractive setting in which to enjoy the afternoon and evening sunshine. The far-reaching views across the adjoining fields are undoubtedly one of the property's most appealing features, creating a lovely backdrop and a feeling of openness that is rarely found in this type of home.

Overall, this is a spacious and well-positioned property offering excellent potential for those looking to create a home to their own taste, with generous accommodation, good external space and a wonderfully peaceful outlook.

- Impressive & Spacious Three Bedroom Property
- Exceptional Conservatory With Pleasant Views Over The Garden & Beyond
- L-Shaped Living/Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Built-In Wardrobes To Bedrooms 1 & 2
- NO ONWARD CHAIN
- Popular Wantage Location, Viewing Essential





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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.

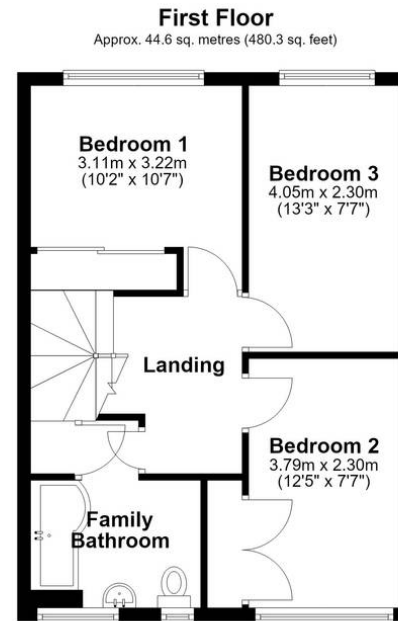
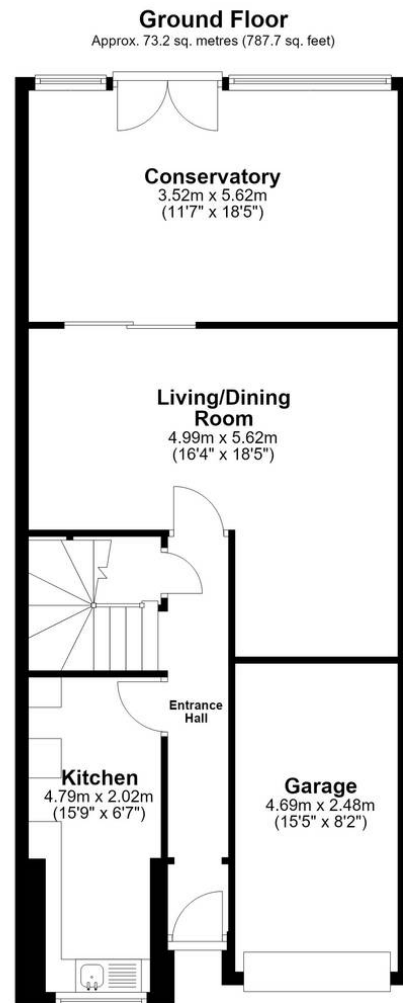
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D / EPC Environmental Impact Rating: D

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler there uPVC double glazing throughout. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor, variable in-home for EE & O2. Good outdoor for Vodafone & Three according to Ofcom. Please check as mobile networks may vary. Broadband - Ultrafast available . <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>. We are not aware of any planning permissions currently in place, or any local planning developments, that would adversely affect the property.





Total area: approx. 117.8 sq. metres (1268.0 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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