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48 ORCHARD WAY, WANTAGE, OXFORDSHIRE, OX12 8ED



- Superbly refurbished three bedroom house
- South facing landscaped garden
- Driveway parking for two cars
- Features including a wood burner
- New boiler & electrics
- Within easy reach of the town centre

Asking Price £340,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

*****ATTN FIRST TIME BUYERS & INVESTORS***** Beautifully presented and well appointed three bedroom semi detached house with driveway parking for two cars and a South facing garden in Wantage. The property has been extensively refurbished throughout and is within easy reach of the town centre. EPC: C

ACCOMMODATION

Downstairs comprises of a newly fitted kitchen, living room with a dual fuel wood burner and dining area. There is a rear porch with understairs storage and doors to the landscaped garden. A newly re-fitted family shower room completes the downstairs. Upstairs there are two double bedrooms and a single currently being used as a study.

OUTSIDE SPACE

Great sized South facing, landscaped, three tier garden with a patio, steps up to the main lawn with a range of plants and shrubs and a further enclosed, private feel tier. Useful side access. To the front there is parking for two cars.

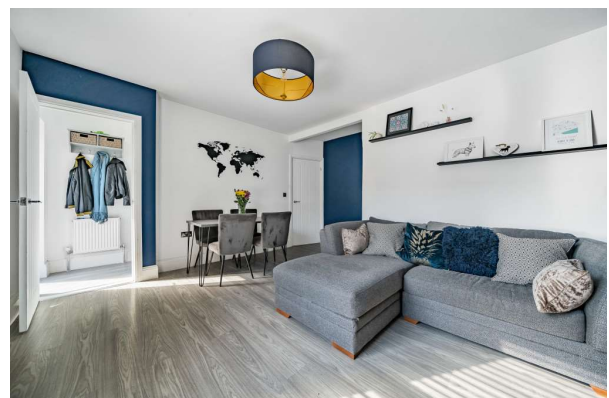
PROPERTY INFORMATION

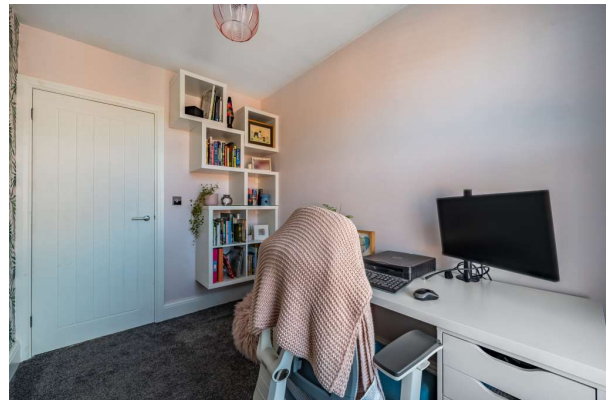
Mains gas, electric, water. New boiler and electrics. Vale of White Horse District Council: Tax Band C.

VIEWING INFORMATION

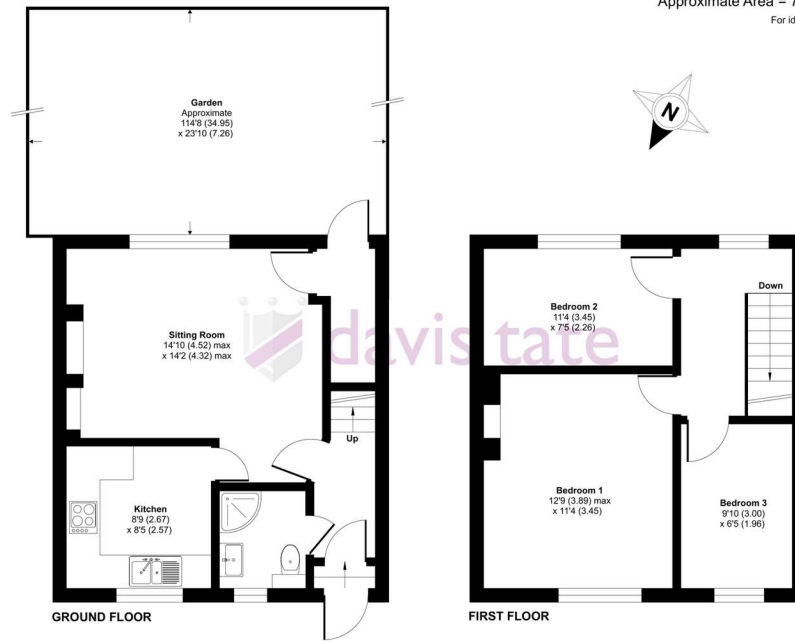
Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities.

These include shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various coffee shops, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east with a main line train station to London (Paddington c.40mins).





Approximate Area = 752 sq ft / 69.8 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richeckom 2024. Produced for Davis Tate. REF: 1096517

DISCLAIMER

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