



Paul Pieri



Wantage

Guide Price £310,000

Wantage,
Oxfordshire





- Three-bedroom semidetached house
- One reception room and separate kitchen
- Off-street parking and adjoining garage
- West facing rear garden
- Gas fired central heating and double-glazed windows

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Located in the highly desirable cul-de-sac of Warmans Close, on the western side of Wantage, this three-bedroom semidetached home backs onto school playing fields with partial views to the Berkshire Downs beyond. On the ground floor is a well-appointed kitchen with serving hatch to the lounge/dining room, both rooms accessed from the entrance hallway where stairs rise to the first floor. Also on the ground floor is a large Edwardian style conservatory opening onto the low maintenance west facing garden that is fully enclosed and laid with paving and shingle areas. Within the garden is a timber door providing pedestrian access to the adjoining single garage in front of which is off-street parking for two vehicles. The first-floor accommodation comprises of three bedrooms, two doubles and one single in addition to the family bathroom that has been upgraded in recent years. Heating is provided by a gas fired boiler to radiators and doors and windows are double-glazed.

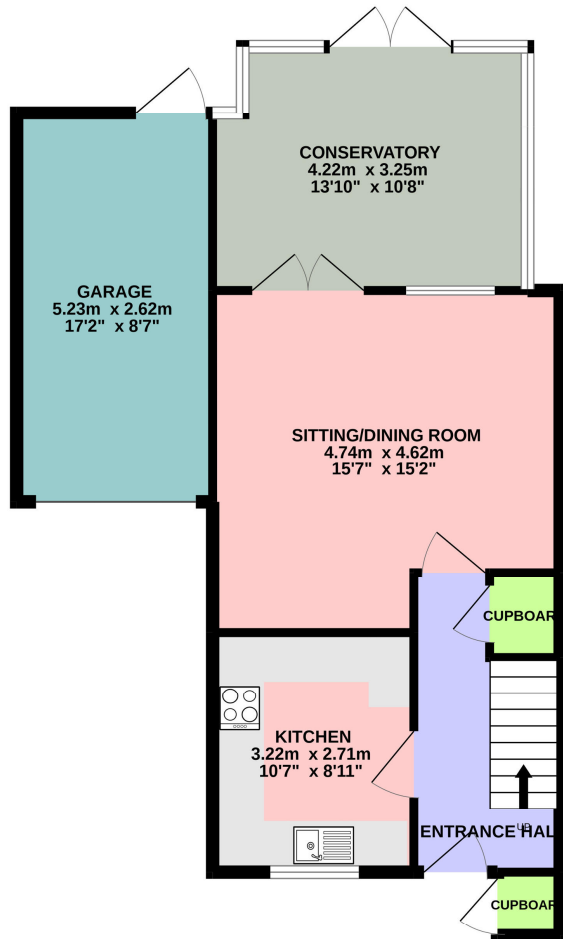
For more information or to arrange a viewing please contact:

Wantage
3b Newbury Street
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Oxfordshire, OX12 8BU

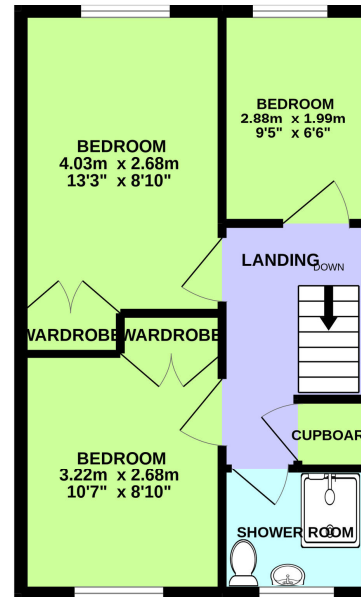
Sales
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GROUND FLOOR
53.3 sq.m. (574 sq.ft.) approx.



1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) approx.
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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