



DOUGLAS & SIMMONS



10, Liddiard Close,
Wantage, Oxfordshire

10 Liddiard Close, Wantage, Oxfordshire, OX12 9HS

Guide Price £325,000 Freehold

This delightful three-bedroom terraced house in Liddiard Close is ideally situated just a stone's throw from the town centre, making it an excellent choice for those who appreciate easy access to local amenities.

- 2 Large double bedrooms • Refitted bathroom • New boiler • New windows • South facing garden • Convenient location for Wantage town centre • Kitchen Diner • Separate sitting room



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, 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 surrounding Faringdon, 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 situated to the east benefits from a main line train station to London (Paddington c.40mins)

DESCRIPTION

This delightful well appointed three-bedroom terraced house in Liddiard Close having been the subject of many improvements in recent times including replacement and refitting of the bathroom to a luxurious standard.

Further features include replacement double glazing and gas radiator central heating. The accommodation comprises a good sized sitting room, a seperate kitchen diner as well as a downstairs WC.

To the first floor there are 3 good sized bedrooms and the high quality bathroom. Outside the property benefits from a south facing rear garden with parking available in a nearby courtyard.

This terraced house is perfect for families, first-time buyers, or anyone looking to enjoy the vibrant community of Wantage. With its prime location, modern features, and spacious layout, this property is a wonderful opportunity not to be missed.

EER-C

Paths, carpark, communal grounds managed by Clarion Housing Ltd. Currently, annual charges are £175

SERVICES

Mains gas central heating
All Mains Services Connected

FLOOR AREA

926.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C

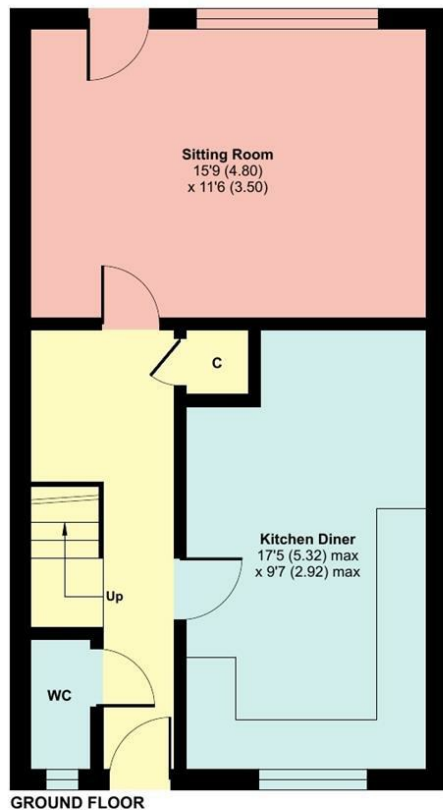




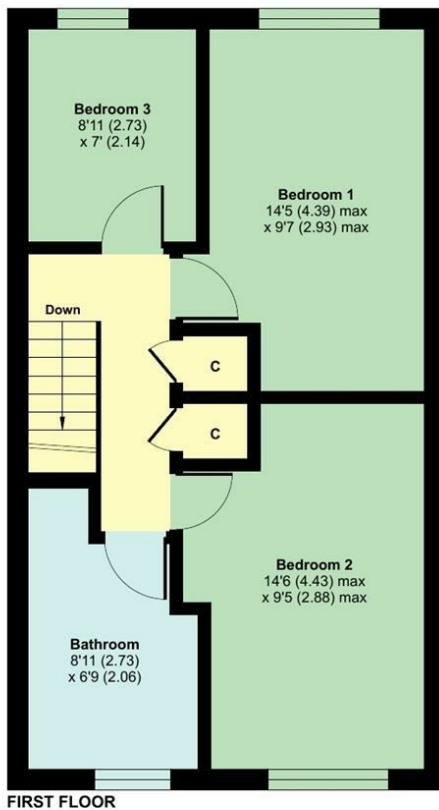
Liddiard Close, Wantage, OX12

Approximate Area = 926 sq ft / 86 sq m

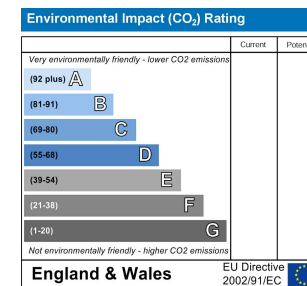
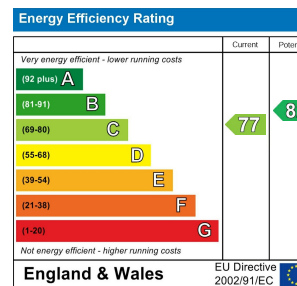
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DIRECTIONS TO OX12 9HS

what3words:///remaking.haven.soon As indicated by our D&S 'For Sale' board

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/IA 09.2025 Liddiard Close**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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