



DOUGLAS & SIMMONS



6, Fitzwaryn Place,
Wantage, Oxfordshire

6 Fitzwaryn Place, Wantage, Oxfordshire, OX12 9GJ

Guide Price £360,000 Freehold

Built in c. 2014 this smartly presented and energy efficient three bedroom semi detached house, has many attractive features.

- Good sized southerly facing garden • Attached garage and parking • Two bathroom facilities, plus ground floor WC • Well appointed kitchen with integrated appliances • Living/dining room with French doors • Master bedroom with en suite shower room • Two further bedrooms • Family bathroom • Gas central heating • Built in 2014, good energy efficiency - rated B



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.45mins).

DESCRIPTION

Built in c. 2014 this smartly presented and energy efficient three bedroom semi detached house, has many attractive features.

Major features of note include the open plan living/dining room leading to a well appointed kitchen complete with integrated appliances.

There is also an entrance hall and a downstairs WC to the ground floor.

To the first floor, there are three good sized bedrooms, an en suite shower room, plus a family bathroom.

The property also has an attached single garage with parking to the front and a good sized southerly facing rear garden with an area of paved patio, lawn and flower beds c.53' x 38'8 (16m x 12m)

EER-B.

SERVICES

All mains services connected.
Gas fired central heating via radiators.

FLOOR AREA

1108.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D



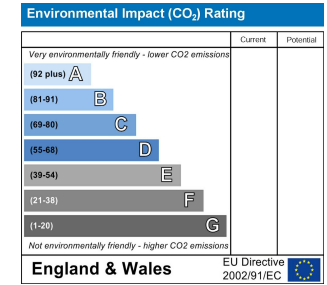
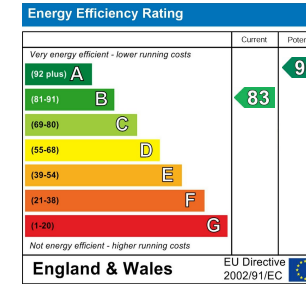
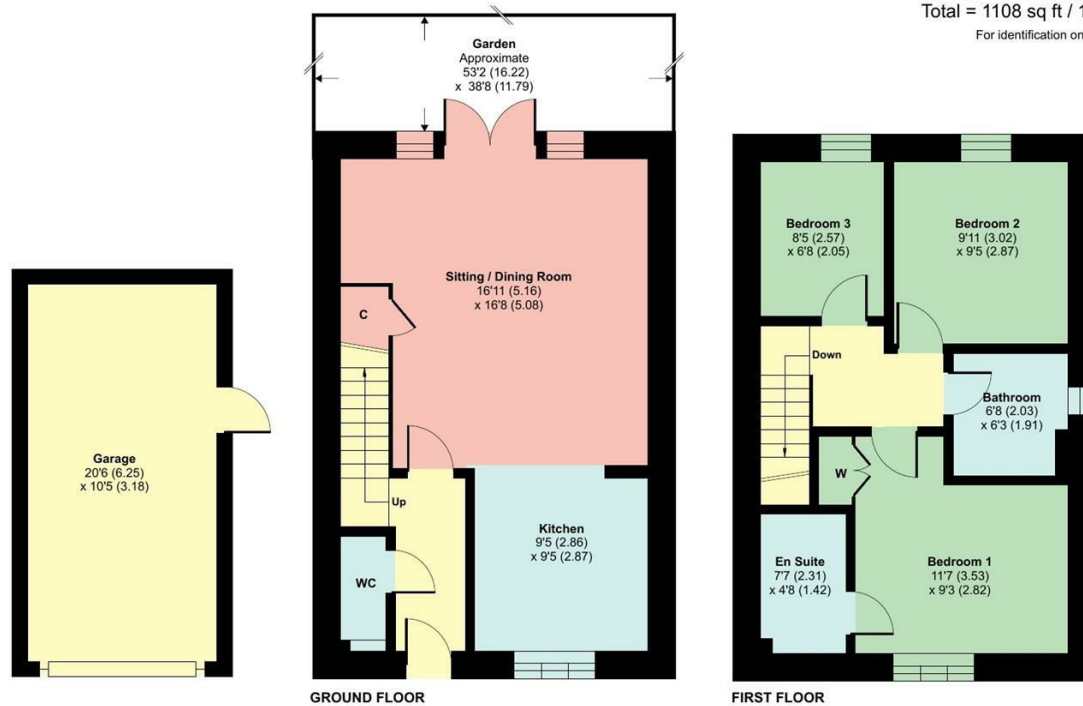
Fitzwaryn Place, Wantage, OX12 9GJ

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1108 sq ft / 102.8 sq m

For identification only - Not to scale



DIRECTIONS TO OX12 9GJ

SatNav to OX12 9GJ where the property can be identified by our D&S For Sale board. What3Words: ///unguarded.wasps.casino

RICS Certified Property Measurer
This floor plan was constructed using measurements provided to RICS by a third party. Produced for Douglas and Simmons Ltd. REF: 1028861

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.

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5. All measurements are approximate. **GRD /rd 09.2023**

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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