



DOUGLAS & SIMMONS

4, Jubilee Gardens,
Wantage, Oxfordshire

4 Jubilee Gardens, Wantage, Oxfordshire, OX12 9TQ

Guide Price £410,000 Freehold

A well-appointed three bedroom semi-detached property located on this small select development on a quiet cul de sac conveniently situated for Wantage town centre, local schools and amenities.

- Spacious living room • 3 double bedrooms • En-suite shower room • Family bathroom • Enclosed rear garden • Downstairs WC • Garage conversion to a kitchen diner family 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.45mins).

DESCRIPTION

This extremely spacious and versatile well-appointed three storey semi-detached house having been the subject of recent improvements by way of a garage conversion to a kitchen diner family room. Further downstairs accommodation includes a large sitting room as well as a seperate snug/study/playroom. The ground floor also benefits from a downstairs WC.

To the first floor there are two generous bedrooms with a family bathroom. Further attraction include a 2nd floor master bedroom with en-suite shower room as well as a useful study landing area. The property is situated in a private close convenient for Wantage centre, being one of only a handful of properties there is parking to the front of the property as well as nearby and there is also a private west facing rear garden.

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SERVICES

All main services connected
Gas fired central heating to radiators

FLOOR AREA

1357.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E

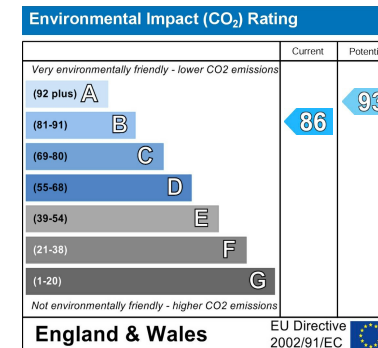
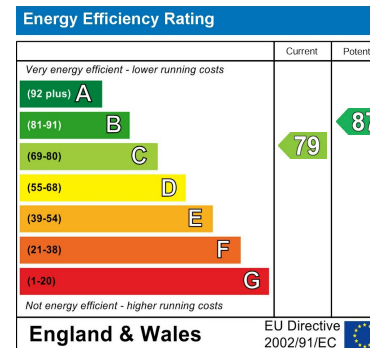
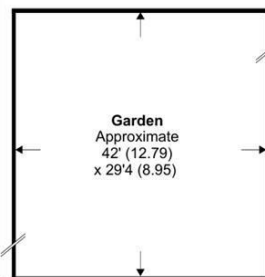
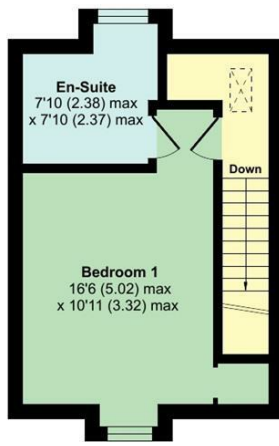
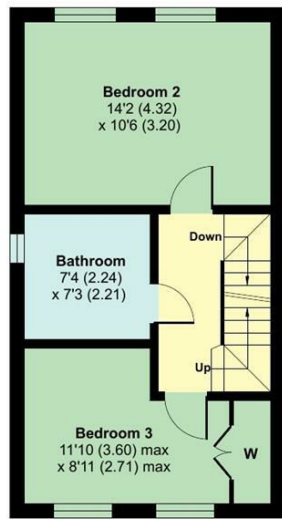




Jubilee Gardens, Wantage, OX12

Approximate Area = 1406 sq ft / 130.6 sq m

For identification only - Not to scale



DIRECTIONS TO OX12 9TQ

what3words:///region.runs.epidemics As indicated by our D&S 'For Sale' board

Other Material Information

- Ofcom checker indicates good mobile availability outdoor for, EE, Three, O2 and Vodafone
- Ofcom checker indicates Standard and Superfast broadband are available at this property
- Government portal indicates this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

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.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
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.

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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