



DOUGLAS & SIMMONS

2 Grosvenor Terrace, Challow Road,  
Wantage, Oxfordshire

## 2 Grosvenor Terrace Challow Road, Wantage, Oxfordshire, OX12 9DX

### Guide Price £315,000 Freehold

This charming and beautifully presented two bedroom period townhouse, enjoys a traffic free location fronting a footpath and has been the subject of many recent improvements.

- Character features including fireplaces and natural floorings • Lovely refitted kitchen with wood worktops and integrated appliances • Generous sitting room with open fireplace • Separate dining room with French doors to the garden • Two generous first floor bedrooms • Large refitted bathroom with shower cubicle and a bath • Gas central heating • Pedestrianised location fronting a footpath • Enclosed garden to the rear • Beautifully presented



### 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 charming and much improved two bedroom period townhouse, enjoys a traffic free location fronting a footpath. The property benefits from many recent improvements including the refitting of the kitchen and bathroom, both to a high standard, The property affords many characterful features including a working open fireplace to the sitting room, and is very well presented throughout. The accommodation comprises of; a generous sitting room and separate dining room, a modern refitted kitchen with integrated appliances, and an entrance hall with stairs rising to the first floor, where there are two very generous bedrooms, and a large refitted modern bathroom featuring an attractively tiled shower cubicle, as well a freestanding bath.

Outside the property benefits from a private garden to the rear and to the front, a pedestrianised position fronting a short footpath. Parking whilst not allocated due to the age of the property, is usually available on street at the end of the footpath. This property is perfect for first time buyers and viewing is recommended.

EER-D.

### SERVICES

All mains services connected.  
Gas fired central heating.

## FLOOR AREA

932.00 sq ft

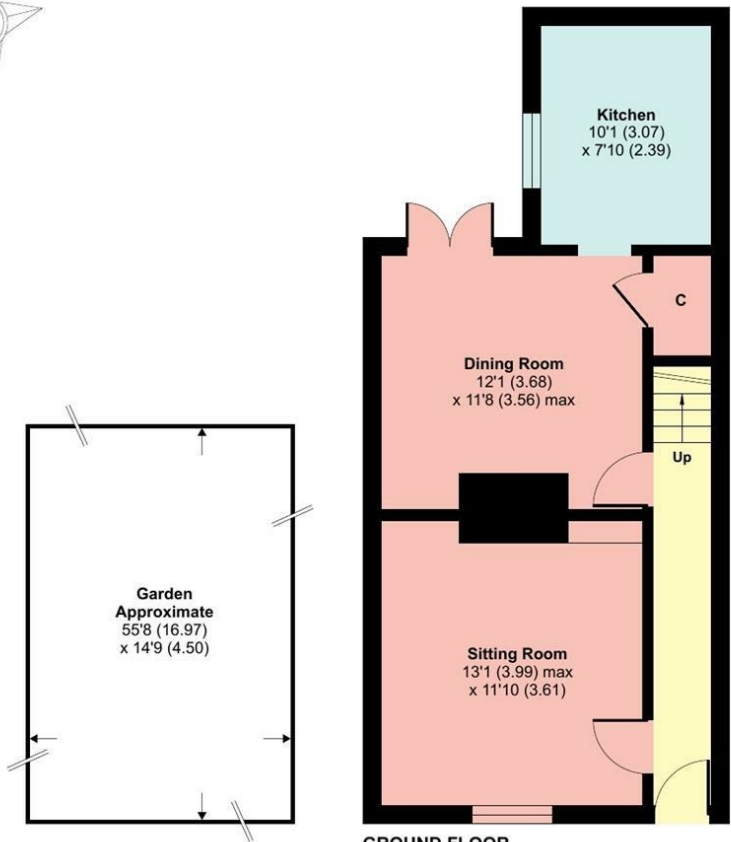
Vale of White Horse District Council  
COUNCIL TAX BAND B



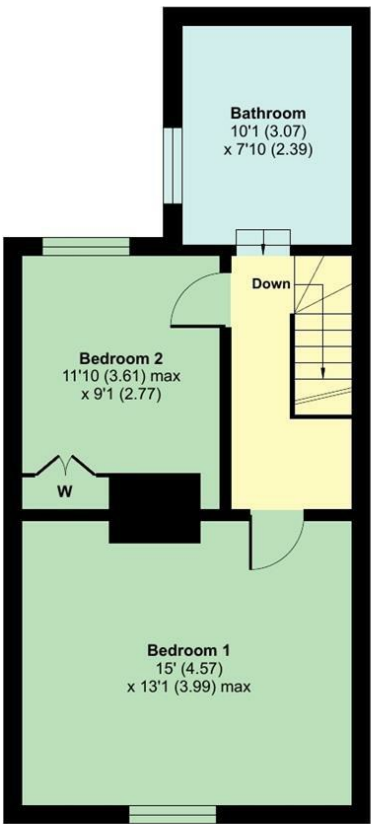
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Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## DIRECTIONS TO OX12 9DX

SatNav to OX12 9DX where the property can be found as identified by our D&S For sale board.  
What3words: ///thumps.surprised.universes

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.
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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/rd 2 Grosvenor**

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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