



## 9 Post Office Lane, Wantage

£1,500

- Central townhouse with parking and a garage
- Generous Kitchen/breakfast room
- Top floor master bedroom with en suite
- Family bathroom
- Unfurnished
- Good sized living room
- Integrated appliances
- 2 further double bedrooms
- Available mid-April 2023



## DESCRIPTION

A superb three double bedroom terraced townhouse located in the heart town in a no through road position near to amenities, with the added benefit of parking and a single garage.

The accommodation is split over three floors and comprises living room, cloakroom and large kitchen/breakfast room with integral fridge freezer, dishwasher and washing machine. The first floor offers two double bedrooms and a family bathroom. The 2nd floor offers large master bedroom with en-suite and large built in wardrobes. Small enclosed garden to the rear leading to the parking and garage in a block behind.

Available from mid-April, unfurnished except for white goods.

VIEWINGS TO TAKE PLACE SATURDAY 11TH MARCH PLEASE CALL 01235 766222 OPTION 2 TO ARRANGE A VIEWING.

Council tax - D. EPC-B

A non refundable holding fee of £346.00 is required to reserve this property.

Agents note: Pictures are from agents archive.

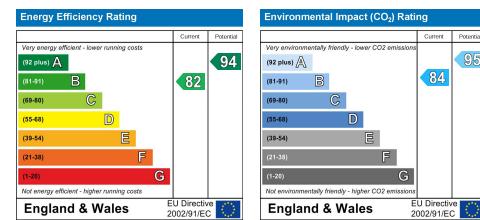


## LOCATION

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).

## DIRECTIONS

Leave Wantage Market Place via Wallingford Street, where after a short distance take the right hand turning into Post Office Lane by Rowes Shop, where the property can be found on the right hand side as indicated by our D&S To Let Board.



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

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

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
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 tenants should not rely on them as statements or representations of fact, but 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.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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