



9 Stevenson Close, East Hanney

In Excess of £290,000

Waymark

9 Stevenson Close

East Hanney, Wantage

Situated in the popular village of East Hanney, this attractive two-bedroom semi-detached home offers a fantastic opportunity for first time buyers looking to step onto the property ladder.

The ground floor features a entrance hall with convenient cloakroom and useful storage cupboard, a well-appointed kitchen, and a spacious living/dining room. The layout is ideal for modern living, offering both comfort and functionality. Upstairs, the property comprises two generous double bedrooms, with one benefiting from full width built-in wardrobes, the other with a useful built-in storage cupboard along with a contemporary family bathroom.

Externally, the enclosed rear garden is designed for easy maintenance and includes side pedestrian access leading to the allocated parking space and an additional space under a carport.

Representing an ideal first time or investment purchase, this property should be viewed at the earliest opportunity to avoid disappointment.

Material Information: The property is freehold, connected to mains, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.



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East Hanney is a thriving village with amenities including a church, pub, community shop and post office as well as the popular St James C of E primary school and numerous footpaths and bridleways to enjoy the surrounding countryside. It is well located for access to Wantage (3 miles), Oxford, Swindon and Newbury, the A34 and to junctions 13, 14 and 15 of the M4. Didcot Parkway station, approximately 9 miles, has frequent trains to London, Oxford and Swindon. The city of Oxford is approximately 12 miles away with its wider range of shopping and cultural amenities. The area offers an excellent selection of both state and private schools locally including King Alfred's in Wantage, the Europa School at Culham and the Abingdon and Oxford schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

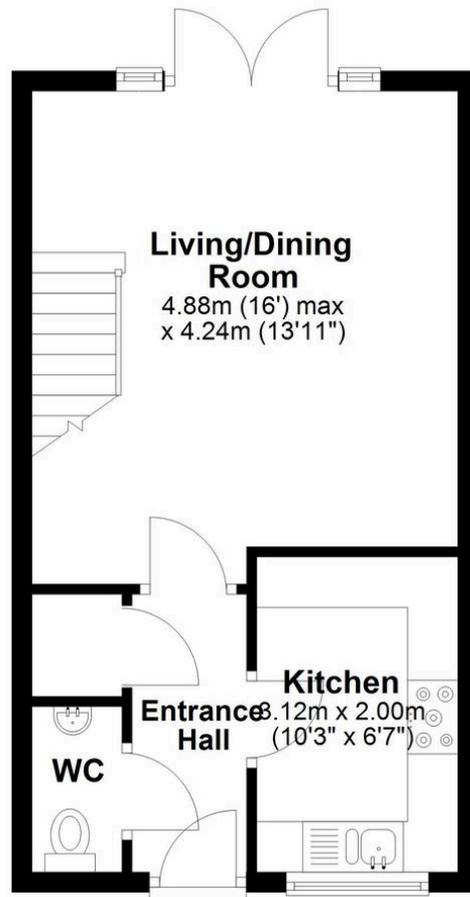
- Two Bedroom Semi-Detached Home
- Modern Kitchen & Spacious Living/Dining Room With French Doors Onto The Garden
- Two DOUBLE Bedrooms With Built-In Wardrobes
- Cloakroom & Family Bathroom
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces With One Under A Carport
- Popular Village Location - Viewing Highly Advised!





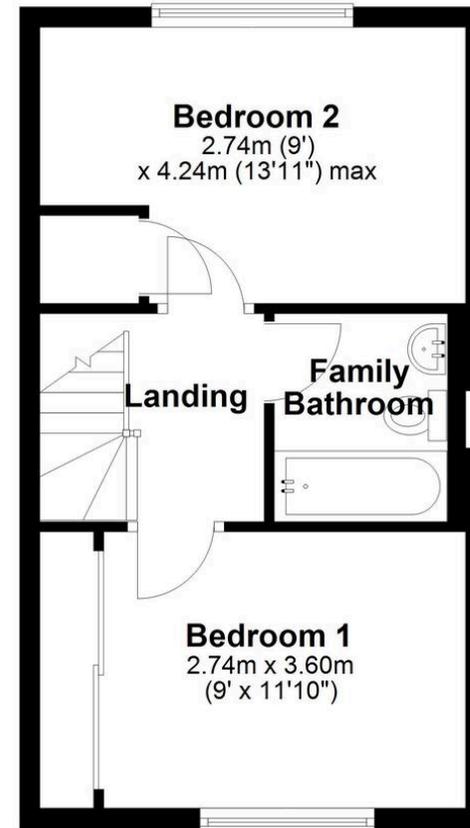
Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 65.5 sq. metres (704.7 sq. feet)

Waymark Wantage

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