



25 Glebe Road, East Challow

In Excess of £305,000

Waymark

25 Glebe Road

East Challow, Wantage

This very well-presented two double bedroom terraced property is situated within the popular Fullers Grove development in East Challow and offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Constructed by Messrs. Crest Nicholson in 2022, the home has been well maintained by the current owners and benefits from approximately seven years remaining on the NHBC warranty.

Upon entering, you are welcomed by an entrance hall with a convenient cloakroom, leading through to the heart of the home – a light and bright living room. Running the full width of the property, the living room enjoys a pleasant outlook over the rear garden, creating an inviting space to relax or entertain, with French doors opening onto the garden. The accommodation is further enhanced by a beautifully designed kitchen and dining room, thoughtfully fitted with a range of modern units and built-in appliances including an integrated oven, hob, fridge/freezer, washing machine, and dishwasher. The first floor comprises a landing, a modern family bathroom finished to a high standard with contemporary fittings and neutral décor, and two well-proportioned double bedrooms. The master bedroom is enhanced by a modern ensuite shower room, a walk-in wardrobe, and an additional built-in wardrobe, providing excellent storage. The second bedroom also benefits from generous storage, including a large over-stairs cupboard.





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Externally, the property features an enclosed rear garden with a patio area, ideal for outdoor seating and dining, with steps leading up to a lawned garden. A pathway provides side pedestrian access, offering a practical area for bins and bicycles. To the front of the property are two allocated parking spaces, one of which is equipped with an electric vehicle charging point, perfectly suited to modern living.

Material Information: The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which is regularly service and there is uPVC double glazing throughout. There is a management fee of c.£362 per annum for the maintenance and upkeep of the development. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Please check <https://checker.ofcom.org.uk/> for your own mobile network as they vary. Broadband - Ultrafast available.

- Very Well Presented Two Double Bedroom Property
- Beautiful Kitchen/Dining Room With Built-In Appliances
- Living Room With Pleasant Aspect Over The Garden
- Double Bedrooms With Built-in Wardrobes
- Cloakroom, Modern Family Bathroom & Ensuite To Master
- Enclosed Rear Garden
- Two Allocated Parking Spaces To The Front With EV Charger
- Well Maintained Throughout - Viewing Highly Advised



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East Challow, Wantage

East Challow is situated 1 mile to the west of Wantage, within the Vale of White Horse and with footpath access to the town. The village boasts a popular primary school with an attached pre-school, village hall, church and popular cricket club. The adjacent market town of Wantage is steeped in history through its association with King Alfred the Great, and offers a comprehensive range of amenities including major high street retailers, supermarkets, leisure and recreational facilities, as well as the weekly market in the square. Further information on the town can be found at www.wantage.com. The town is well provided with schools, both at primary and secondary level and there are a number of excellent public schools within the area. 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) and to the south M4 J14 (c.9.4 miles). Didcot is situated to the east and provides a main line rail service to London (Paddington c.45mins).

Council Tax band: C

Tenure: Freehold

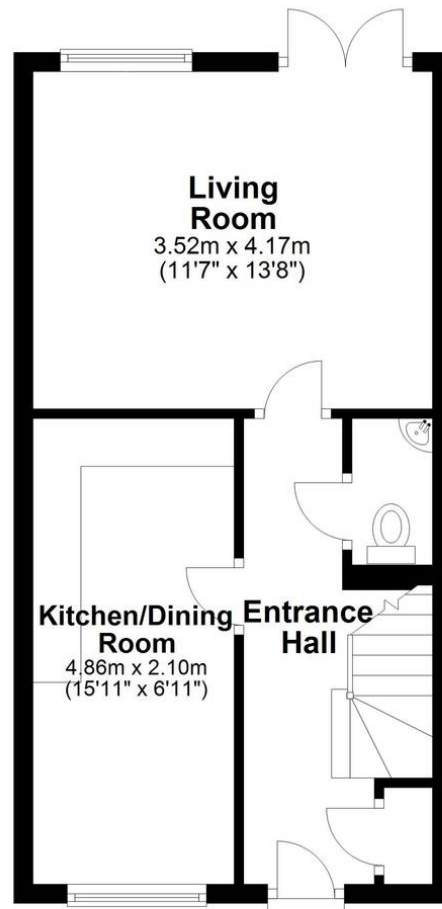
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



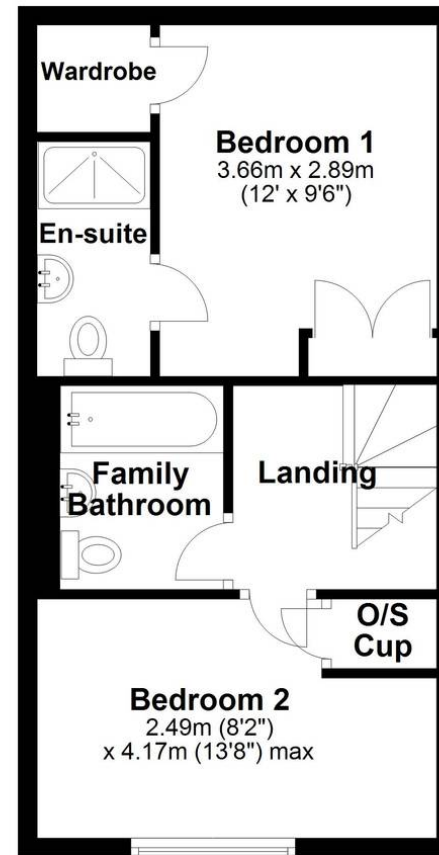
Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.5 sq. feet)

Waymark Wantage

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.