



4 The Green  
Lyford  
Wantage  
Oxfordshire  
OX12

Offers In Excess Of £503,000

bettermove



## Wantage

Bettermove are proud to present this 3 bedroom terraced house in Lyford.

The property benefits from double glazing, electric central heating throughout and has off street parking available via the driveway.

The council tax band is C.

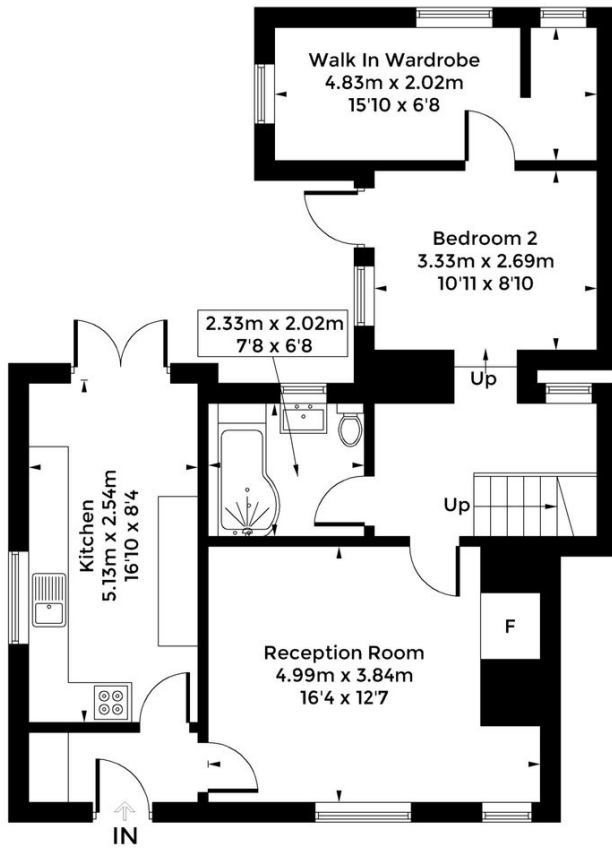
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor as well as the first bedroom. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Lyford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found from Appleford train station (11.5 miles) various bus routes and the A420.

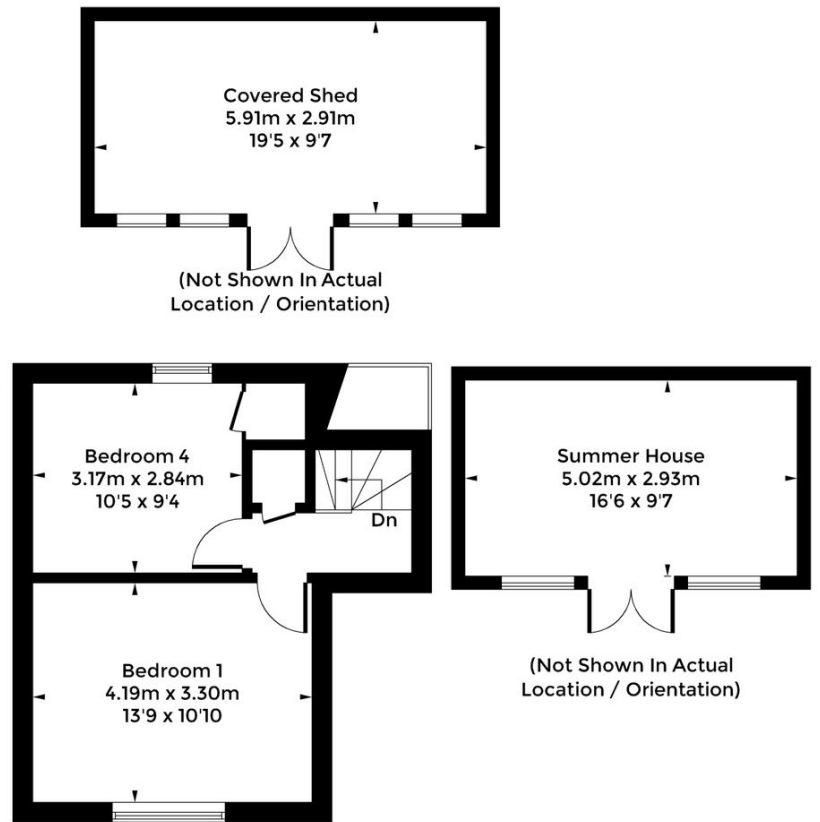
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft  
 Outbuildings = 31.9 sq m / 343 sq ft  
 Total = 131.2 sq m / 1412 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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