



Alfred Street, Wantage, OX12 8AN

£249,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A handsome three bedroom cottage positioned in a quiet location just a short walk from Wantage market place and all of its amenities.

Situated on a pedestrian walkway in a traffic free location this attractive home is offered for sale in a good condition with no onward chain. The property comprises entrance porch, a bright sitting room, through to the kitchen with a number of built in units, a rear hall with storage cupboard and ground floor bathroom with shower over bath.

The first floor has a large master bedroom with pleasant views over the front, the second bedroom has a built in cupboard and stairs rising to the second floor where you will find a further double bedroom with velux window and large walk-in wardrobe

Outside you approach the property by way of a well maintained garden with lawn and at the rear is a private courtyard, further down the walk way you are greeted by a surprising separate garden with a large shed.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has no driveway parking, however, non allocated parking can be found or permits applied for locally. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. The property falls within Wantage town centre conservation area. We are not aware of any planning permissions in place which would negatively affect the property.







## Key Features

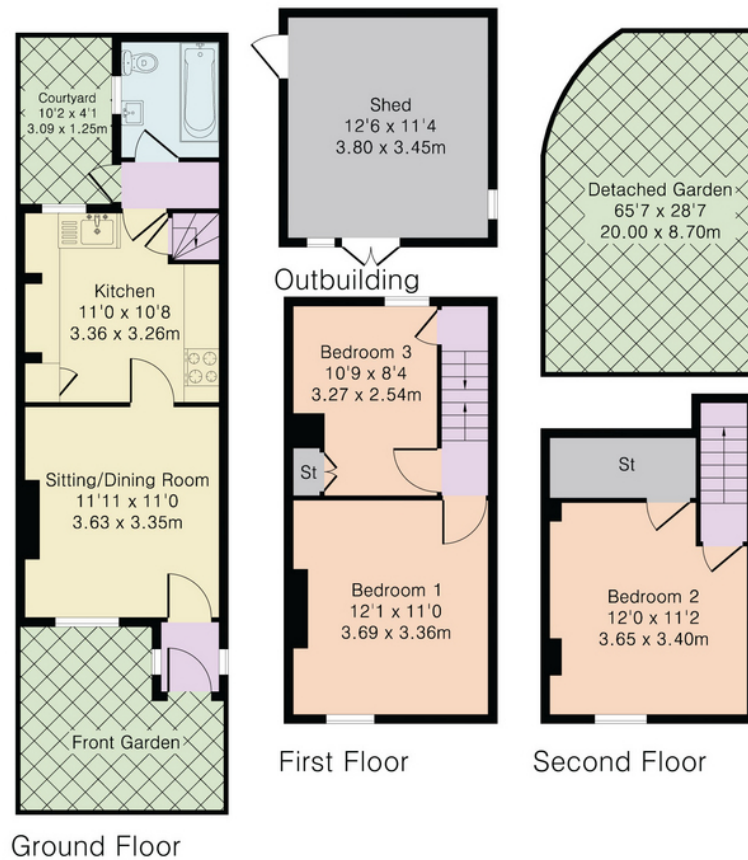
- Charming period property
- Three bedrooms
- Gas central heating
- Separate garden with large shed
- Entrance porch
- Sitting room
- Courtyard
- Close to Wantage town centre
- Kitchen
- Council tax band: C, EPC rating: D

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 miles.



Approximate Gross Internal Area 895 sq ft – 84 sq m  
 Ground Floor Area 319 sq ft – 30 sq m  
 First Floor Area 255 sq ft – 24 sq m  
 Second Floor Area 180 sq ft – 17 sq m  
 Outbuilding Area 141 sq ft – 13 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Wantage Office**

15 Millbrook Square, Grove, Wantage  
 Oxfordshire, OX12 7JZ

T 01235 764 444

E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

